

LOCAL GOVERNMENT
CHANGE COMMISSION

**External
Boundary
Review**

NOVEMBER 2023

LOCKYER VALLEY REGIONAL COUNCIL
IPSWICH CITY COUNCIL
TOOWOOMBA REGIONAL COUNCIL

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Introduction

The Local Government Change Commission (Change Commission) is an independent body established under the *Local Government Act 2009*. The Change Commission is responsible for assessing whether a proposed local government change, such as a change of local government boundaries or electoral arrangements, is in the public interest. In doing so, the Change Commission must consider:

- whether the proposed change is consistent with a *Local Government Act*,¹
- the views of the Minister,² and
- any other matters prescribed under a regulation.³

Except in relation to changes proposed to Brisbane City Council boundaries, the Change Commission may only assess local government changes proposed by the Minister responsible for Local Government.

The Change Commission has finalised its assessment of a proposed change referred by the Minister for Local Government to the external boundaries between the Lockyer Valley Regional Council, Ipswich City Council and Toowoomba Regional Council. This report outlines the recommended placement of Lot 84 on CP CC389, Lot 14 and 16 on SP 200498 and Lot 355 on CP CH312304 and sets out the reason for the Change Commission's decision.

The Change Commission for this review consists of:

- Pat Vidgen PSM, Electoral Commissioner; and
- Wade Lewis GAICD, Casual Commissioner.

Mr Lewis was appointed as a casual commissioner by the Governor in Council on 28 November 2021.

Background

On 28 July 2023, the Honourable Dr Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning and the Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure (the Minister), referred a proposed change to the common boundary between the Lockyer Valley Regional Council, Ipswich City Council and Toowoomba Regional Council. **(Appendix 1).**

¹ *Local Government Act 2009*, s. 19(2)(a)

² *Local Government Act 2009*, s. 19(2)(b)

³ *Local Government Act 2009*, s. 19(2)(c)

The referral requires the Change Commission to assess the placement of four properties which are currently dissected by the external boundaries of the Lockyer Valley Regional Council, Ipswich City Council and Toowoomba Regional Council. The proposed change is for the four properties to be united within the one local government area and include:

- Lot 84 on CP CC389 to be wholly incorporated within the Ipswich City Council
- Lot 14 and Lot 16 on SP 200498 including the area of Coyne's Road adjoining Lot 14 on SP 200498 to be wholly incorporated within the Lockyer Valley Regional Council, and
- Lot 355 on CP CH312304 to be wholly incorporated within the Lockyer Valley Regional Council.

In the referral, the Minister did not provide any directions about how the Change Commission was to conduct its assessment.

The process the Change Commission undertook for this review is as follows:

- review correspondence from the Minister and the councils
- review correspondence between the landholders and councils, and consult directly with one landholder
- publish the Change Commission's final report, and
- provide the final report to the Minister for implementation by the Governor in Council.

Assessment

Regulatory framework

In accordance with the requirements of the *Local Government Act 2009*, the Change Commission is responsible for assessing whether a local government change proposed by the Minister is in the public interest.

In discharging its responsibilities under the *Local Government Act 2009*, the Change Commission must perform its functions in accordance with the 'local government principles' which include using transparent and effective processes.

In assessing this proposed change, the Change Commission considered the communities of interest provisions in section 9 of the *Local Government Regulation 2012*. Specifically, ensuring that the external boundaries of a local government do not dissect properties or divide neighbourhoods or adjacent rural and urban areas with common interests or interdependencies.⁴

It was noted that of the four lots in question, most of the properties are currently located within one local government area and the proposed change would unite the remainder of these lots wholly into one local government area (refer to maps at **Appendix 2**).

The Change Commission also considered the interests of the landholders, noting the proposed change may decrease the administrative burden for the landholders, who currently must liaise with two councils regarding property matters.

Lockyer Valley Regional Council

On 2 June 2023, the Lockyer Valley Regional Council requested a boundary change be referred to the Change Commission to determine the placement of four lots that are split between itself and neighbouring local government areas. These lots include Lot 84 on CP CC389, Lot 355 on CP CH312304, and Lots 14 and 16 on SP 200498 including the area of Coynes Road adjoining Lot 14 on SP 200498 (See council correspondence in **Appendix 1**).

Ipswich City Council

On 24 February 2022, the Ipswich City Council held an ordinary meeting where it resolved to support the proposed change to align Lot 84 on CP CC389, in its entirety, in the Ipswich City Council, and Lots 14 and 16 on SP 200498 and the area of Coynes Road adjoining Lot 14 on SP 200498 to be united within the Lockyer Valley Regional Council (**Appendix 3**).

⁴ Local Government Regulation 2012, s. 9(d)

Toowoomba Regional Council

On 16 May 2023, the Toowoomba Regional Council held an ordinary meeting where it resolved to support the proposed boundary change to align Lot 355 on CP CH312304 entirely within the Lockyer Valley Regional Council. (**Appendix 4**).

Landholders

Lot 84 on CP CC389

On 7 October 2022, the landholder advised the Lockyer Valley Regional Council that they support the proposed change for Lot 84 on CP CC389 to be wholly incorporated within the Ipswich City Council.

At present, the lot is predominantly situated in the Ipswich City Council with a part of the lot located within the Lockyer Valley Regional Council. Access is currently obtained by way of an access easement through Lot 3 on CP CC2673 which starts from Rosewood-Laidley Road within the Ipswich City Council. Lot 84 is also held in the same ownership as other adjoining parcels of land, which are wholly situated within the Ipswich City Council.

Lot 14 and 16 on SP 200498

On 5 July 2023, the landholder advised the Lockyer Valley Regional Council that they support the proposal for the lots to be wholly incorporated within the Lockyer Valley local government area. At present, the majority of Lot 14 and a small portion of Lot 16 are situated within the Ipswich City Council. The same landholder also owns the adjacent Lot 15 on SP 200498, which is located entirely within the Lockyer Valley Regional Council.

Lot 355 on CP CH312304

On 6 December 2022, a third party in contact with the landholder of Lot 355 on CP CH312304 advised of the landholder's support for their property to be united within the Lockyer Valley Regional Council.

While the Change Commission was satisfied that verbal consultation took place between council and the landholder, attempts were made to secure direct confirmation of the landholder's views. On 8 November 2023, the landholder provided written support for the proposed change to unite their property in the Lockyer Valley Regional Council.

At present, Lot 355 on CP CH312304 is predominately located within the Lockyer Valley Regional Council. A small portion is divided by Jones Road and sits within the Toowoomba Regional Council.

Correspondence between the Lockyer Valley Regional Council and landholders can be viewed in **Appendix 5**.

Recommendation

The Change Commission is required to form an independent view of the merits of a proposed change.

To do so, the Change Commission considered the views of the impacted stakeholders, as well as whether the change would be consistent with the relevant provisions of the *Local Government Act 2009* and *Local Government Regulation 2012*.

Given there is unanimous support from the three councils and the landholders, and noting that, if implemented, the external boundary of the three councils would no longer dissect these properties or divide adjacent areas with common interests, the Change Commission finds the proposed change to be in the public interest.

The Change Commission therefore recommends:

- the portion of Lot 84 on CP CC389 currently located in the Lockyer Valley Regional Council be transferred so the entire lot is in the Ipswich City Council
- the portions of Lot 14 and Lot 16 on SP 200498 currently located within the Ipswich City Council and the area of Coyne's Road adjoining Lot 14 on SP 200498, be transferred so they are entirely within the Lockyer Valley Regional Council, and
- the portion of Lot 355 on CP CH312304 currently located in the Toowoomba Regional Council be transferred so the entire lot is within the Lockyer Valley Regional Council.

An overview and detailed maps of the recommended changes are provided in **Appendix 2**.

Implementation

The Change Commission has provided the results of its assessment to the Honourable Dr Steven Miles MP, Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning and the Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure. In accordance with the *Local Government Act 2009*, the Change Commission will publish a notice of results in the Government Gazette and on the ECQ website.

The Governor in Council may implement the Change Commission's recommendation under a regulation.

The regulation may provide for anything that is necessary or convenient to facilitate the implementation of the local government boundary change.



Pat Vidgen PSM
Electoral Commissioner



Wade Lewis GAICD
Casual Commissioner

APPENDIX 1

Ministerial referral



Hon Steven Miles MP

Deputy Premier

Minister for State Development, Infrastructure,

Local Government and Planning

Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: MBN23/533

28 July 2023

Mr Pat Vidgen PSM
Electoral Commissioner
Electoral Commission Queensland
[REDACTED]

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone + 61 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au

ABN 65 959 415 158

Dear Mr Vidgen

I refer to the enclosed letters from the Lockyer Valley Regional Council (LVRC), Ipswich City Council (ICC) and Toowoomba Regional Council (TRC) supporting a review of their local government boundaries.

In accordance with Chapter 2, Part 3 of the *Local Government Act 2009* (LGA), I refer the local governments' application for assessment of the following boundary changes:

- Lot 84 on CP CC389 to be wholly incorporated within the ICC local government area
- Lot 14 SP 200468 and Lot 16 SP 200498 to be wholly incorporated within the LVRC local government area
- Lot 355 on CP CH312304 to be wholly incorporate within the LVRC local government area.

The enclosed letters (Enclosure 1) from LVRC, ICC and TRC demonstrate support for this proposal. The LVRC have contacted the affected landholders and obtained their written agreement of the proposed changes (Enclosure 2). I trust that you will consult with the affected landholders as part of your consideration on this matter, as you deem appropriate.

A map of the proposed changes is provided with Enclosure 1.

I have asked for [REDACTED] Senior Region Advisor, Strategy and Service Delivery, Local Government Division in the Department of State Development, Infrastructure, Local Government and Planning to assist you with any further queries. You may wish to contact [REDACTED] on [REDACTED] or by email at [REDACTED]

Yours sincerely

STEVEN MILES MP
DEPUTY PREMIER
Minister for State Development, Infrastructure,
Local Government and Planning
Minister Assisting the Premier on
Olympic and Paralympic Games Infrastructure

Enc (2)



Lockyer Valley Regional Council
26 Railway Street, PO Box 82, Gatton Qld 4343
All official correspondence to be addressed to the CEO
Telephone 1300 005 872 | Facsimile (07) 5462 3269
Email mailbox@lvrc.qld.gov.au | www.lockyervalley.qld.gov.au

Enquiries:
Contact:



2 June 2023

Department of State Development,
Infrastructure, Local Government and Planning
PO Box 15009
CITY EAST QLD 4002

Email: info@dsdilgp.qld.gov.au

Dear Sir/Madam

LOCAL GOVERNMENT BOUNDARY ANOMALIES – REQUEST FOR REFERRAL TO LOCAL GOVERNMENT CHANGE COMMISSIONER TO ASSESS THE BOUNDARY CHANGES UNDER THE PROVISIONS OF THE LOCAL GOVERNMENT ACT 2009

I refer to the above matter and advise a number of anomalies pertaining to the Lockyer Valley Regional Council (LVRC) local government boundaries have been identified which impacts on maintaining correct suburb/locality boundaries, which are essential for the efficient delivery of businesses and emergency services.

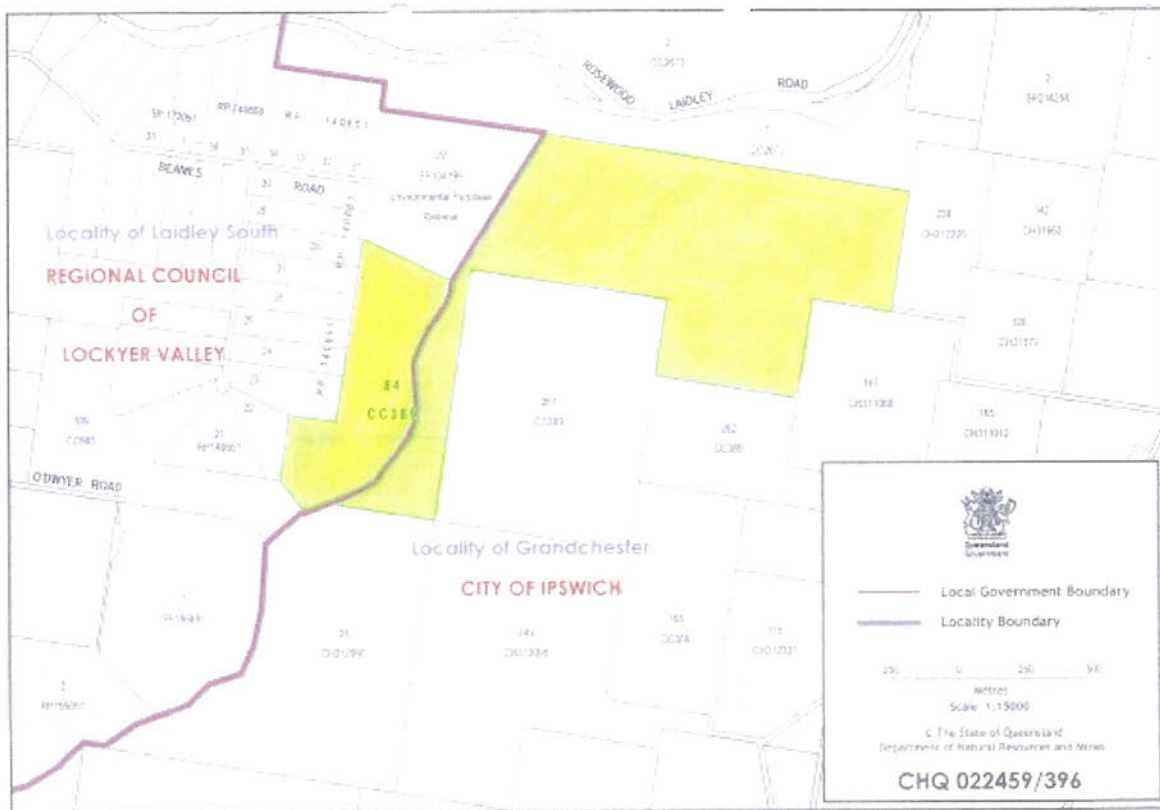
Anomalies identified along the LVRC boundaries adjacent to the Ipswich City Council (ICC) and Toowoomba Regional Council (TRC) are as follows:

1. **LOT 84 ON CP CC389 – Ipswich City Council (Locality of Grandchester) and Lockyer Valley Regional Council (Locality of Laidley South)**

This property is situated at 47 Beames Drive, Laidley and consists of approximately 135.57 hectares, the majority of which is currently situated in the ICC local government area. The owner is Kerry Noel Muckert.

Access is obtained by way of an access easement through Lot 3 on CP CC2673 which starts from Rosewood-Laidley Road within the ICC local government area.

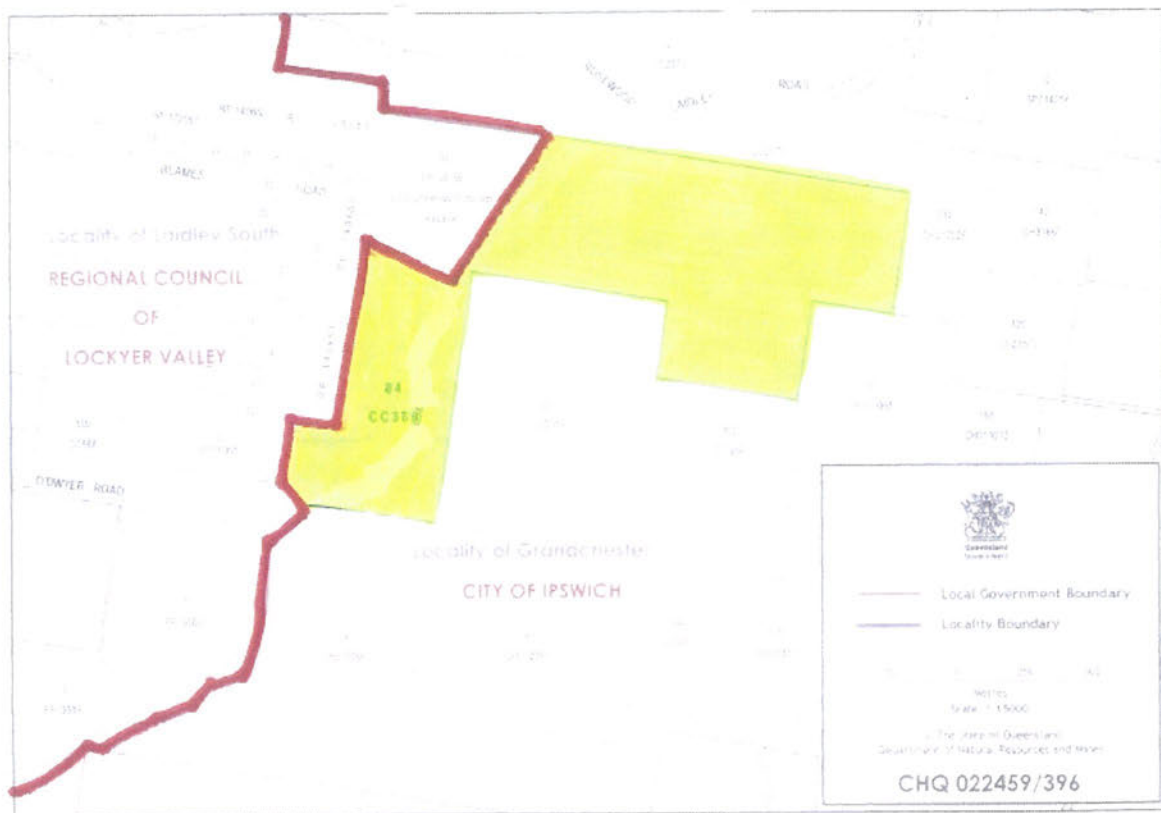
The current local government boundary and impact on Lot 84 is shown on the map below:



It is proposed that the local government boundary be adjusted so that the whole of Lot 84 sits wholly within the ICC local government area for the reasons below:

- The majority of the property is currently located within the ICC local government area;
- Current property access for the owners and emergency services is obtained from Rosewood Laidley Road within the ICC local government area; and
- Lot 84 is held in the same ownership as other adjoining parcels of land that are wholly situated within the ICC local government area.

The new proposed local government boundary is shown below:



ICC have provided a letter supporting the proposal. LVRC have had discussions with the property owners who also support the proposal.

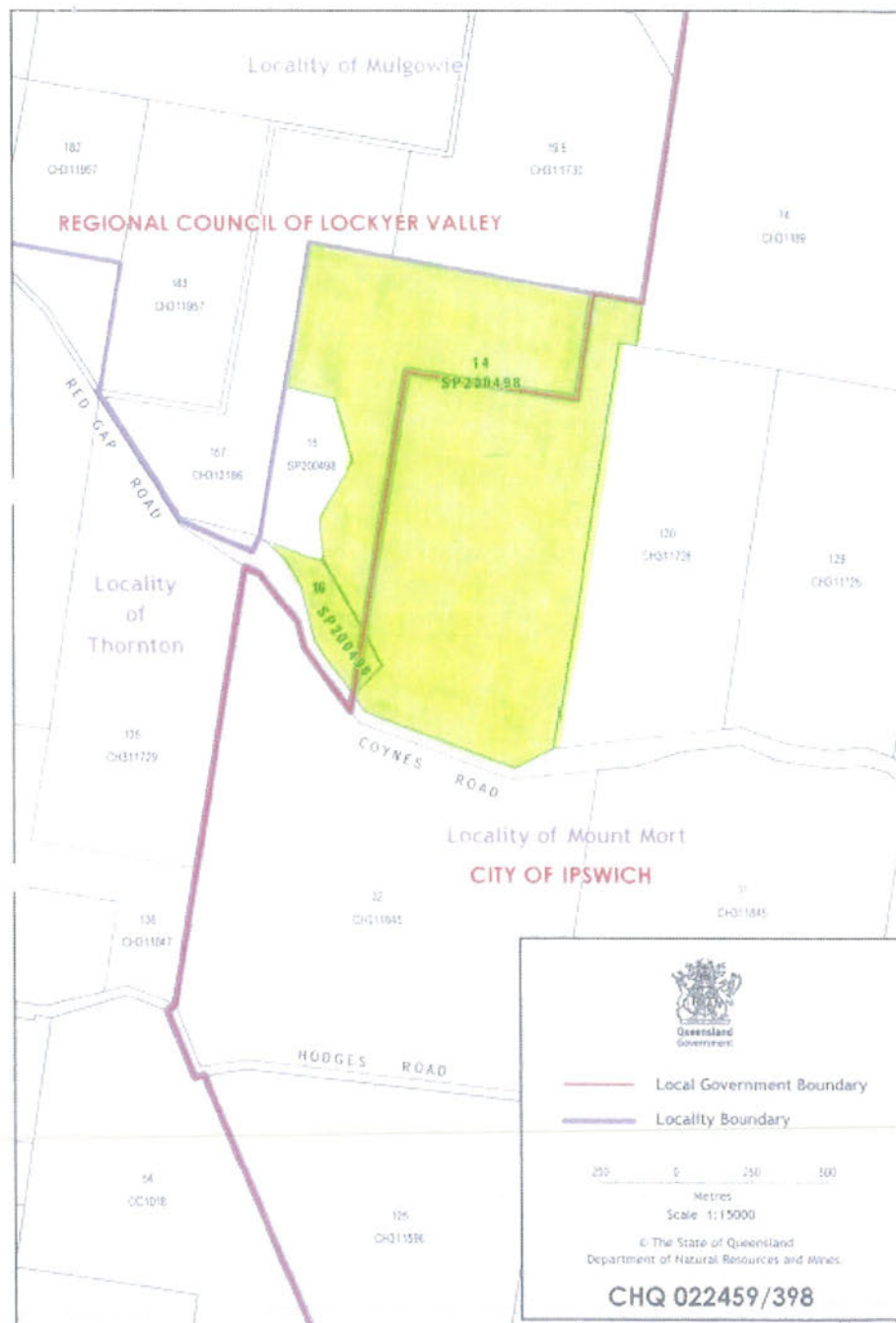
2. LOT 14 & 16 ON SP 200498 – Ipswich City Council (Locality of Mount Mort) and Lockyer Valley Regional Council (Locality of Thornton)

The lots are situated at Red Gap Road, Thornton and the majority of Lot 14 and a small portion of Lot 16 are currently within the ICC local government area. The property owner, Gerald John Luck, also owns Lot 15 on SP 200498 which is fully within the LVRC local government area.

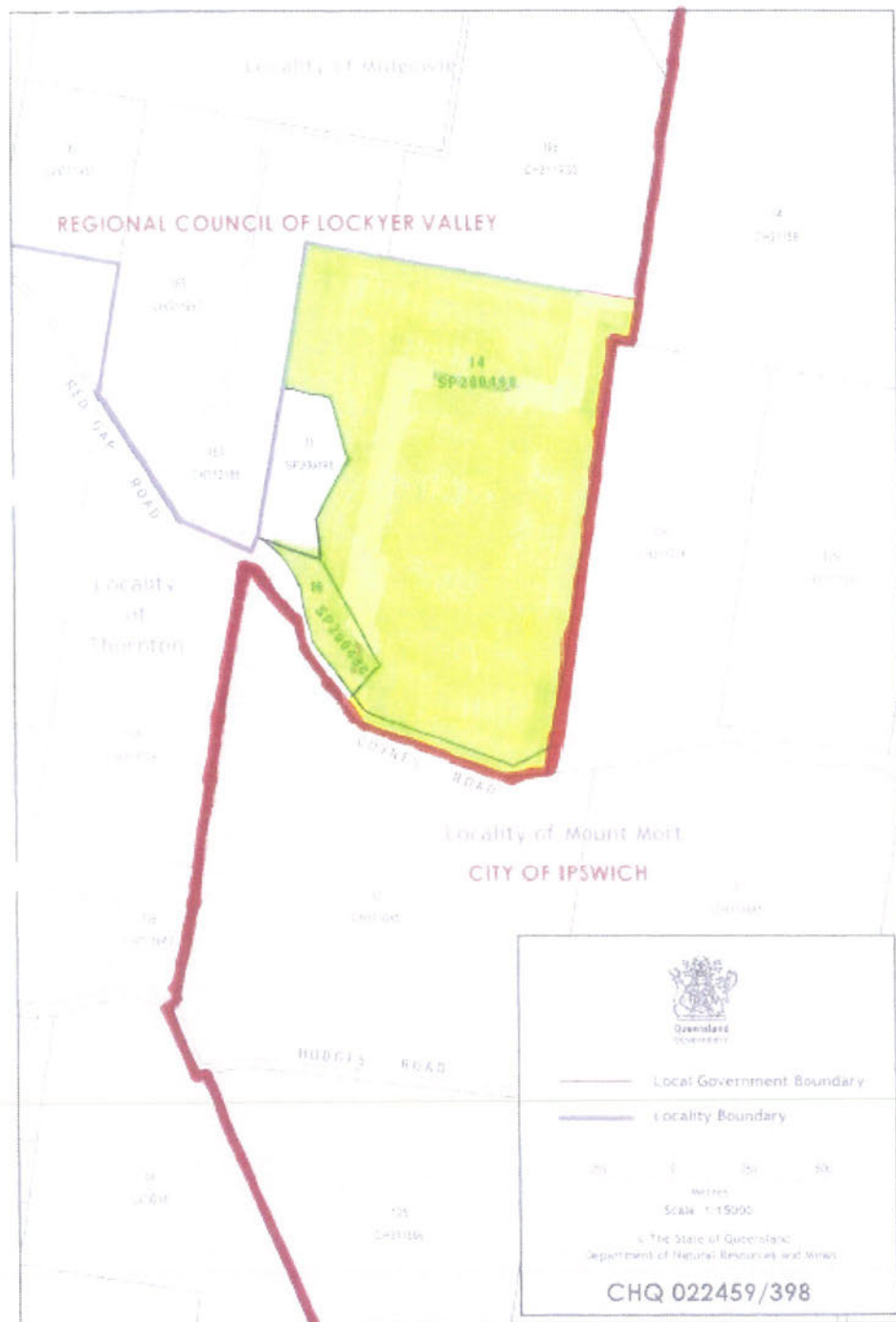
It is proposed that the local government boundary be adjusted so that the whole of Lot 14 and 16 on SP 200498 and the area of Coynes Road adjoining Lot 14 on SP 200468 sit wholly within the LVRC local government area.

ICC have provided a letter supporting the proposal and also supporting the area of Coynes Road adjoining Lot 14 on SP 200468 be included in the LVRC local government area. LVRC have had discussions with the property owners who also support the proposal.

The current local government boundary and impact on Lots 14 and 16 on SP 200498 are shown on the map below:



The new proposed local government boundary is shown below:



3. **LOT 355 on CP CH312304 – Toowoomba Regional Council (Locality of Mount Lofty and Lockyer Valley Regional Council (Locality of Ballard))**

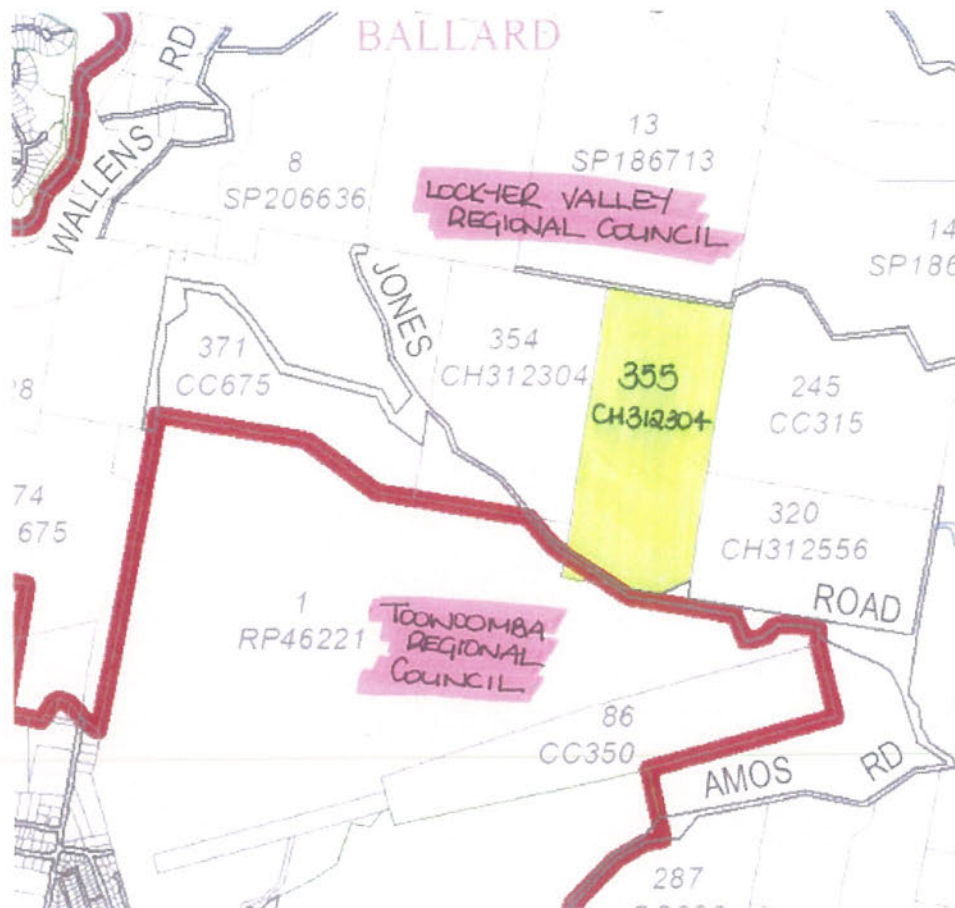
The property is situated at 610 Jones Road, Withcott and consists of approximately 63.76 hectares, the majority of which is currently situated within the LVRC local government area. The owner is Weis Investments Pty Ltd.

Access to the Land exists from Jones Road and it appears that Jones Road cuts through the bottom left corner of the Land within the TRC local government area.

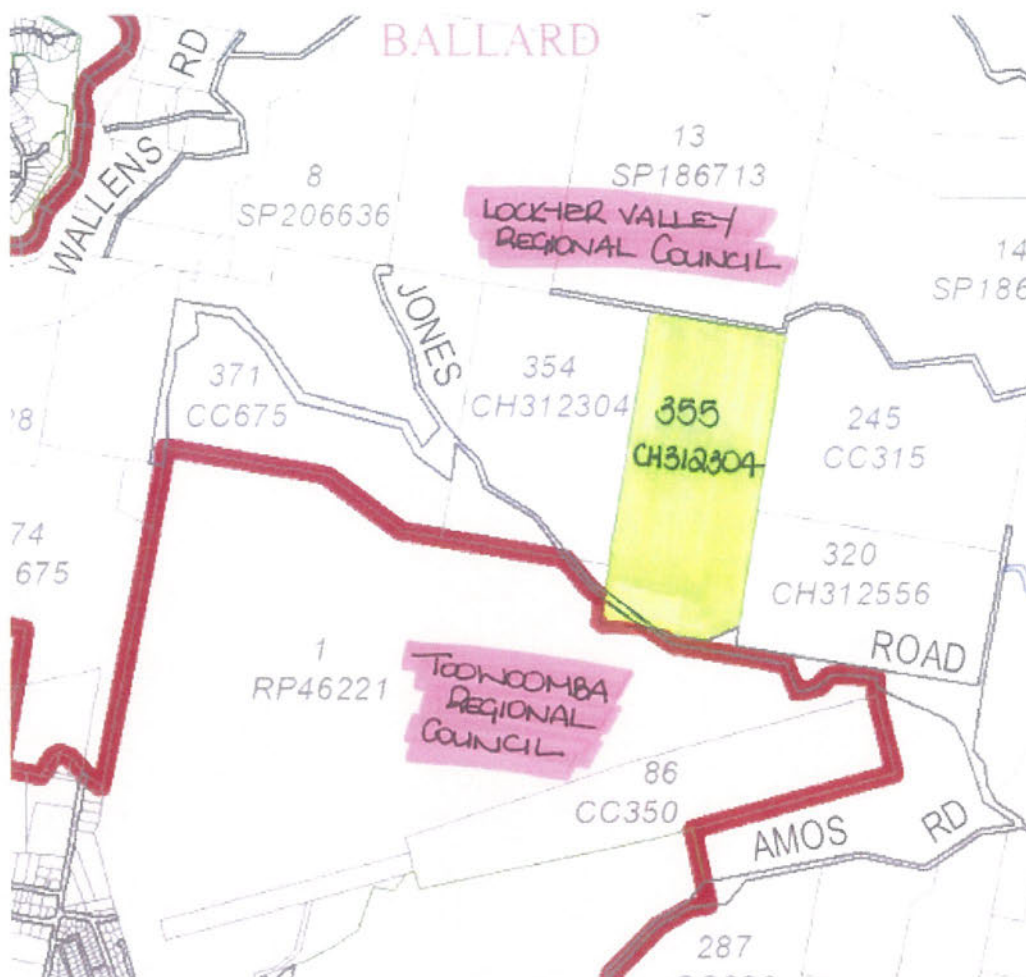
It is proposed that the local government boundary be adjusted so that the whole of Lot 355 on CP CH312304 sits wholly within the LVRC local government area.

TRC have provided a letter supporting the proposal. LVRC have had discussions with the property owners who also support the proposal.

The current local government boundary and impact on Lot 355 is shown on the map below:



The new proposed local government boundary is shown below:



Please find **enclosed** the following supporting documents:

1. Lockyer Valley Regional Council Resolution to write to the Minister for Local Government to refer boundary anomalies to the Local Government Change Commissioner (Resolution Number 3099);
2. Letter of support from Ipswich City Council; and
3. Letter of support from Toowoomba Regional Council.

If you have any questions in relation to this matter please do not hesitate to contact Council's Senior Property Officer on (07) 5462 0315.

Yours faithfully

Ian Church
CHIEF EXECUTIVE OFFICER



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8.7 Local Government Boundary Anomalies

Date: 21 August 2013
Author: Caitlan Natalier, Solicitor
Responsible Officer: Ian Flint, Chief Executive Officer
File No: Formal Papers

Summary:

On 18 July 2013, Council received notification of minor local government boundary anomalies from the Department of Natural Resources and Mines. The anomalies relate to four properties that have been effectively split between Lockyer Valley Regional Council and adjoining local government areas.

It is suggested that Council seek a determination for a local government change by requesting that the Minister for Local Government refer the matter to the Local Government Change Commissioner to assess boundary changes under the provisions of the *Local Government Act 2009*. The purpose of this report is to outline the process required to address the boundary anomalies.

Officer's Recommendation:

THAT with respect to the correspondence received from the Department of Natural Resources and Mines dated 16 July 2013 regarding anomalies pertaining to the Lockyer Valley Regional Council Local Government boundaries, Council resolves to authorise the Chief Executive Officer to:-

- (a) write to the Minister for Local Government and request that this matter be referred to the Local Government Change Commissioner (Electoral Commission of Queensland) to assess boundary changes under the provisions of the *Local Government Act 2009* in respect of the following affected properties:-
 - (i) CHQ022459/396 – Lot 84 on CC389 – City of Ipswich (Locality of Grandchester) and Lockyer Valley Regional Council (Locality of Laidley South);
 - (ii) CHQ022459/398 – Lots 14 and 16 on SP200498 – City of Ipswich (Locality of Mount Mort) and Lockyer Valley Regional Council (Locality of Thornton);
 - (iii) CHQ022459/807 – Lot 5 on SP249078 – Toowoomba Regional Council (Locality of Ramsey) and Lockyer Valley Regional Council (Locality of Rockmount).
 - (b) raise the following issues for consideration by the Local Government Change Commissioner (Electoral Commission of Queensland) when assessing the change to local government boundaries:-
 - (i) in which local government area legal and practical access to each property is situated;
-

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- (ii) whether any affected and adjoining properties owned by the same registered owner should remain together in the one local government area for service delivery and rates assessment purposes;
- (iii) best service delivery, particularly in respect of emergency services;
- (iv) any other matters that the Chief Executive Officer in his discretion considers appropriate.

RESOLUTION:

THAT with respect to the correspondence received from the Department of Natural Resources and Mines dated 16 July 2013 regarding anomalies pertaining to the Lockyer Valley Regional Council Local Government boundaries, Council resolves to authorise the Chief Executive Officer to:-

- (a) write to the Minister for Local Government and request that this matter be referred to the Local Government Change Commissioner (Electoral Commission of Queensland) to assess boundary changes under the provisions of the *Local Government Act 2009* in respect of the following affected properties:-
 - (i) CHQ022459/396 – Lot 84 on CC389 – City of Ipswich (Locality of Grandchester) and Lockyer Valley Regional Council (Locality of Laidley South);
 - (ii) CHQ022459/398 – Lots 14 and 16 on SP200498 – City of Ipswich (Locality of Mount Mort) and Lockyer Valley Regional Council (Locality of Thornton);
 - (iii) CHQ022459/807 – Lot 5 on SP249078 – Toowoomba Regional Council (Locality of Ramsey) and Lockyer Valley Regional Council (Locality of Rockmount).
- (b) raise the following issues for consideration by the Local Government Change Commissioner (Electoral Commission of Queensland) when assessing the change to local government boundaries:-
 - (i) in which local government area legal and practical access to each property is situated;
 - (ii) whether any affected and adjoining properties owned by the same registered owner should remain together in the one local government area for service delivery and rates assessment purposes;
 - (iii) best service delivery, particularly in respect of emergency services;
 - (iv) any other matters that the Chief Executive Officer in his discretion considers appropriate.

And further;

THAT Council investigate other boundary anomalies and write to the Department of Local Government seeking inclusion of additional areas.



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**Moved By: Cr McDonald Seconded By: Cr Friend
Resolution Number: 3099**

**CARRIED
5/0**

Report

1. Introduction

By letter dated 16 July 2013 Council has been notified by the Department of Natural Resources and Mines of anomalies to Council's local government boundaries adversely affecting four properties. It has been suggested that Council seek a determination for a local government change and the purpose of this Report is to consider this request and the affect on the individual properties identified prior to any written request for a determination being made to the Minister for Local Government.

2. Background

The Minister for Local Government is responsible for formalising local government boundaries within the State under the *Local Government Act 2009*.

The Minister for Natural Resources and Mines is responsible for formalising the suburb/locality boundaries within the State under the *Place Names Act 1994*.

The Department of Natural Resources and Mines has identified a number of anomalies pertaining to the Lockyer Valley Regional Council Local Government boundaries. These anomalies have a direct effect on maintaining correct suburb/locality boundaries, which are essential for the delivery of business and emergency services.

The anomalies occur when a local government boundary bisects property lots, effectively dividing the parcel of land between two different council areas. As a consequence, these properties are sometimes split into two different suburbs or localities, which cause further confusion for landowners, councils and essential services.

3. Report

Each of the parcels that the Department of Natural Resources and Mines has identified as affected by the local government boundary anomalies are detailed separately below. In each case, the criteria for determining the appropriate local government area are:-

- (a) locality
- (b) legal and practical access
- (c) rates and service delivery
- (d) emergency services.

1. **Lot 84 on CC389 – City of Ipswich (Locality of Grandchester) and Lockyer Valley Regional Council (Locality of Laidley South)**

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The boundary anomaly is shown on Diagram CHQ 022459/396.

This property is situated at 47 Beames Drive, Laidley and records indicate that this property is 135.57 hectares in area, the majority of which is currently situated in the Ipswich City Council local government area.

The property does not appear to have a legal or practical access from either Beames Drive or Cramer Avenue however it is possible that access is obtained by way of a dirt track to the property which starts from Rosewood-Laidley Road, within the Lockyer Valley Regional Council local government area. This is not a legal access as the dirt track first runs through Lot 3 on CC2673, situated within the Ipswich City Council local government area, before reaching Lot 84.

To date a visual inspection of the existing access has not been undertaken, but would need to occur before any approach is made to the Minister for Local Government.

Council's Rates Group has confirmed that rates are currently levied by Council and this is the only property listed on the rates assessment.

2. Lots 14 & 16 on SP200498 – City of Ipswich (Locality of Mount Mort) and Lockyer Valley Regional Council (Locality of Thornton)

The boundary anomaly is shown on Diagram CHQ 022459/398.

These lots are situated at Red Gap Road, Thornton and, together with the adjoining Lot 15 which is situated entirely within the Lockyer Valley Regional Council local government area, they are owned by the same registered owner.

These lots contain the following land areas:-

Lot 14 = 131.0009 hectares
Lot 15 = 10.88 hectares
Lot 16 = 6.2340 hectares

The majority of Lot 14 and a small portion of Lot 16 are currently within the Ipswich City Council local government area.

If access to these properties is from the dirt track that extends from the constructed Red Gap Road and through the road reserve to these properties, then it is suggested that these properties should remain within the Lockyer Valley Regional Council local government area. Alternatively, if access is from Coynes Road, then it is appropriate that these properties be wholly within the Ipswich City Council local government area.

A visual inspection of the existing access will need to be undertaken before any approach is made to the Minister for Local Government.

Council's Rates Group have confirmed that all three properties are valued together for rates purposes and rates are issued under a bulk assessment by Council.

3. Lot 5 on SP249078 – Toowoomba Regional Council (Locality of Ramsey) and Lockyer Valley Regional Council (Locality of Rockmount)



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The boundary anomaly is shown on Diagram CHQ 022459/807.

Lot 5 is situated at Ramsay and the majority of the property appears to lie within the Toowoomba Regional Council local government area.

It appears that a legal access exists from Mount Neale Road and looking closely at the attached Plan it appears that this road is the boundary, but within, the Toowoomba Regional Council local government area. Again a visual inspection of the existing access would need to be undertaken to confirm this.

Council's Rates Group have confirmed that there is no record of Council issuing a rates assessment for this property.

In the assessment of any local government change, the Change Commission will consider whether what is proposed is consistent with the *Local Government Act 2009* and in the public interest as well as the views of the Minister for Local Government.

4. Policy and Legal Implications

To effect a local government change the following steps will need to be undertaken:-

1. Council will need to consult with the affected property owners and interested local governments to obtain their views in respect of an appropriate resolution to the boundary anomalies;
2. Following Council's assessment of all views and internal investigations, a written request for the local government change to occur is to be made to the Minister for Local Government. Any views of Council, or interested parties as advised to Council, should be identified for consideration.
3. If this request is granted, the Minister for Local Government will refer the matter to the Local Government Change Commissioner for consideration.
4. The Change Commission will undertake an assessment of the proposal and make a recommendation to the Minister for Local Government. As part of the assessment, Council submissions could be sought, or a public hearing could be held to determine public views to the proposed local government change.
5. If a local government change is recommended, the implementation will then be undertaken, potentially with involvement of the Governor-in-Council, and this will include the transfer of any assets, liabilities, public works and property records.

Regardless of which local government area the identified properties end up a part of, there will be minimal effect to the reasonable proportion of electors in the Lockyer Valley Regional Council local government area.

5. Financial and Resource Implications

Where the local government boundaries are changed to exclude any of the affected properties from the Lockyer Valley Regional Council Local Government area, then Council will no longer be responsible for rating or delivery of services such as waste collection and will lose any such revenue.

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Council will also need to adjust its public works records and roads and assets registers in order to take account of any public works, roads and other assets which are transferred, or acquired, as part of any local government change.

6. Delegations/Authorisations

The Chief Executive Officer, with the assistance of the Executive Manager Governance and Performance, be granted delegated authority to do all things necessary to request the Minister for Local Government consider referring the local government boundary anomalies identified to the Local Government Change Commissioner (Electoral Commission of Queensland) for assessment and resolution.

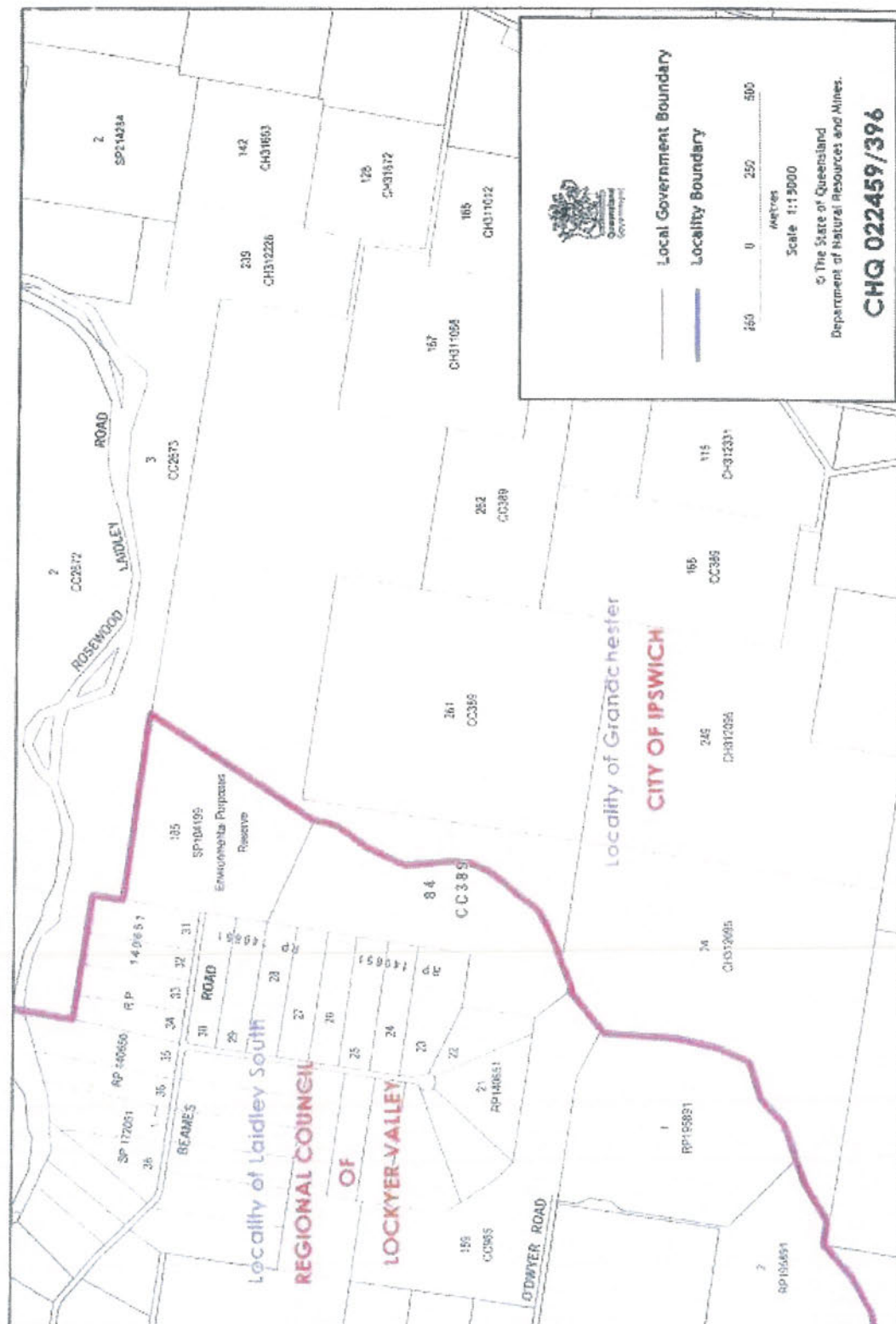
7. Communication

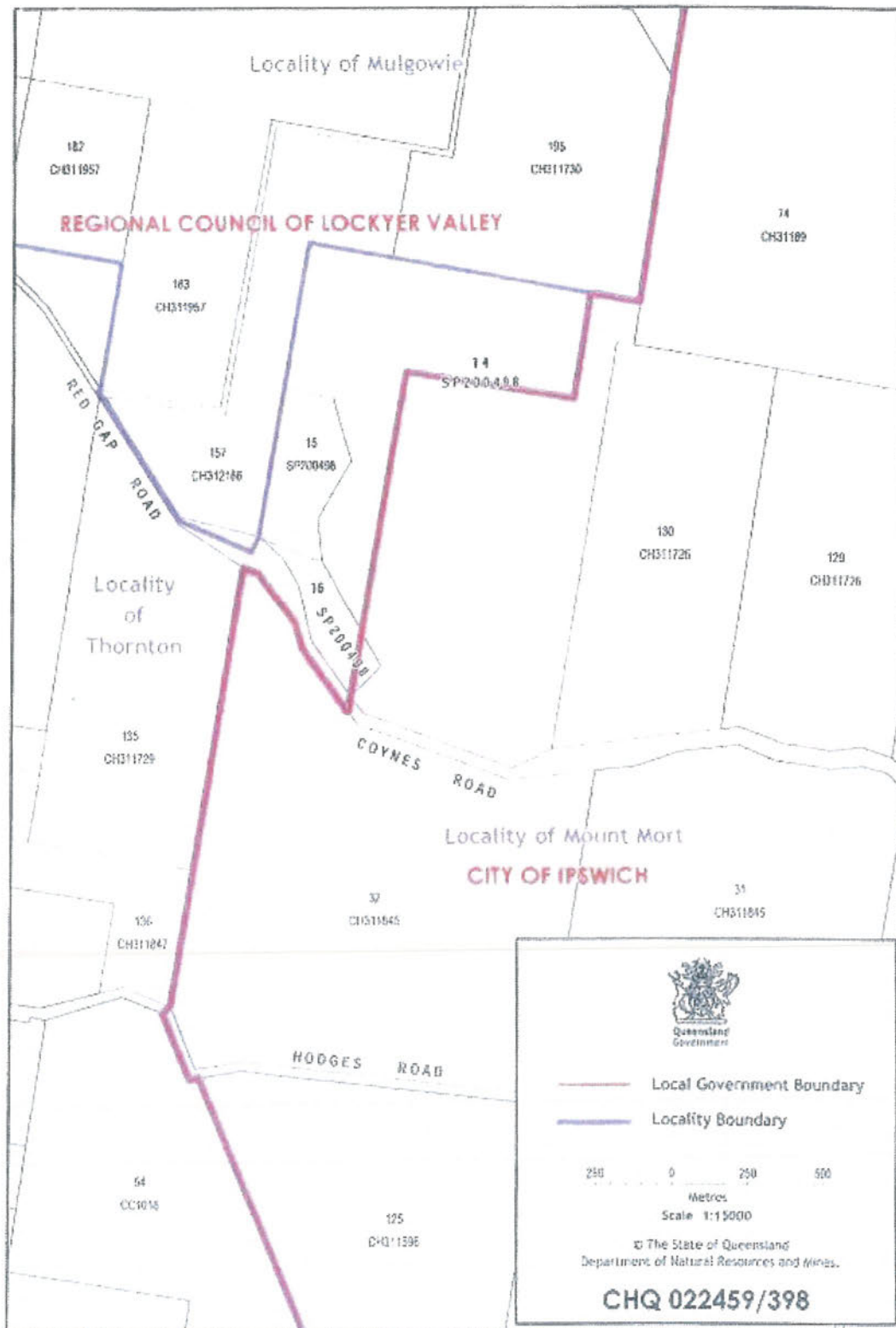
It is appropriate that the affected property owners should be advised in writing of the anomalies prior to any request to the Minister for Local Government being made. Written notice should be provided prior to any site inspections occurring to enable all interested parties to be present.

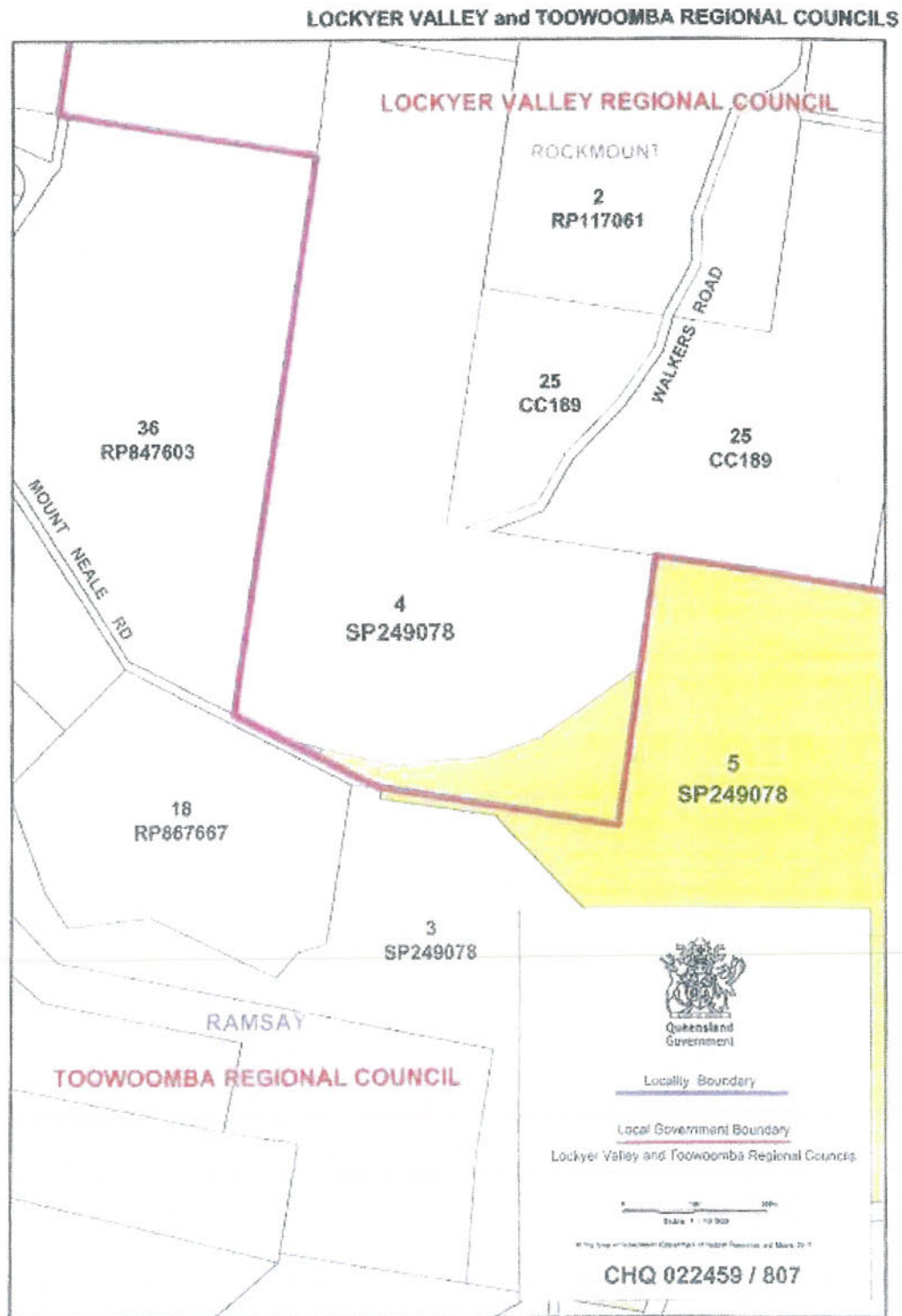
The Chief Executive Officer, through the Executive Manager Governance and Performance and Council's Solicitor, shall be responsible for communicating with all interested parties.

8. Conclusion

It is considered that a local government change should be requested and any views identified by Council submitted to the Minister for Local Government with the request for further consideration.







Your reference
Our reference
Contact Officer
Telephone

4446



Ipswich City Council

1 Nicholas Street
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IPSWICH QLD 4305

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Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

Chief Executive Officer
Lockyer Valley Regional Council

PO Box 82
GATTON QLD 4343
by email:

01 April 2022

Dear

Re: Local Government Boundary Anomalies between Ipswich City Council and Lockyer Valley Regional Council

I refer to the email dated 9 November 2021 from Lockyer Valley Regional Council (LVRC) concerning the amendment of local government boundaries between Ipswich City Council (ICC) and LVRC.

Council at its Ordinary Meeting on the 24 February 2022 considered the matter and resolved to support an application by Lockyer Valley Regional Council to the Minister for State Development, Infrastructure, Local Government and Planning and to the Local Government Change Commission to:

- a. have included Lot 84 Unnamed Road, Grandchester (47 Beames Road, Laidley South) more particularly described as Lot 84 on Crown Plan CC389, in its entirety, in the Ipswich City Council boundary and excluded from the Lockyer Valley Regional Council boundary, and
- b. have included 379-449 Coynes Road, Mount Mort and Lot 16 Coynes Road, Mount Mort more particularly described as Lots 14 & 16 on SP200498 respectively, in the Lockyer Valley Regional Council area.

Further, support is given by ICC for the area of Coynes Road, Mount Mort adjoining Lot 14 on SP200498 to be included in the LVRC local government area.

It would be appreciated if you can keep Ipswich City Council informed as to the progress of this matter.

Should you wish to discuss or require further information please contact Council's Property Services Section at or phone

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Tabulo'.

Peter Tabulo

ACTING CHIEF EXECUTIVE OFFICER

Our reference:
Contact officer:
Telephone:

DM #11041172
[REDACTED]
131 872

26 May 2023

Mr Ian Church
Chief Executive Officer
Lockyer Valley Regional Council
PO Box 82
GATTON QLD 4343

By email: [REDACTED] mailbox@lvrc.qld.gov.au

Dear Mr ~~Church~~ ^{Ian},

Local Government Boundary change – Toowoomba Regional Council and Lockyer Valley Regional Council - Lot 355 on CH312304

I refer to correspondence from Lockyer Valley Regional Council dated 3 February 2023 in relation to seeking Council's support on a proposed boundary change to submit with your application to the Department of State Development, Infrastructure, Local Government and Planning for consideration of referral to the Local Government Change Commissioner.

At the Ordinary Meeting of Council on 16 May 2023 (Finance and Business Strategy Committee – 10 May 2023 – Item No. 6), Council resolved to advise Lockyer Valley Regional Council, that Council supports to have the whole of Lot 355 on CH312304 in the Lockyer Valley Regional Council area.

Should you have any further questions regarding this issue, please do not hesitate to contact [REDACTED]
[REDACTED] Manager Governance and Legal Services on [REDACTED]

Yours sincerely,

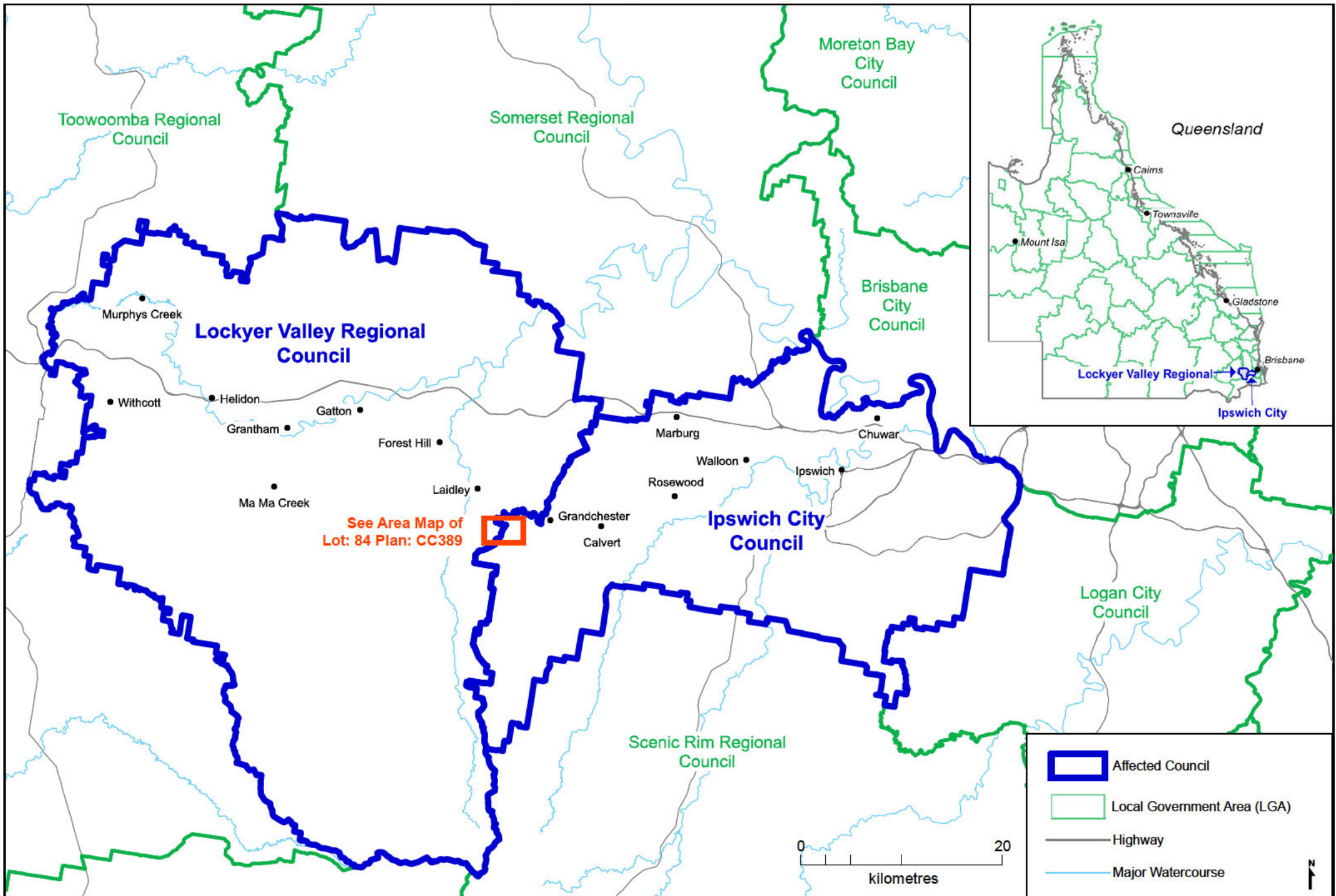


Brian Pidgeon
Chief Executive Officer

APPENDIX 2

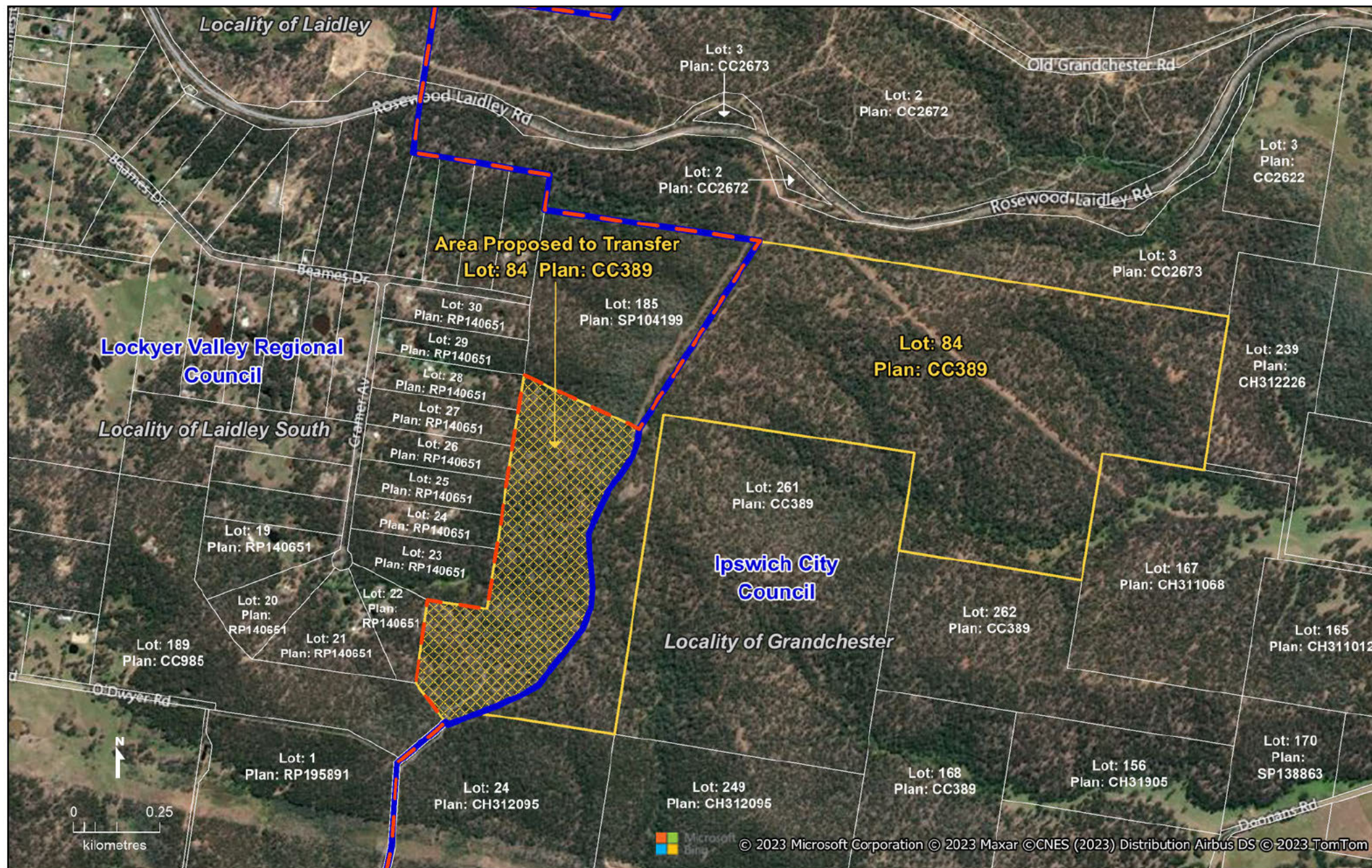
Maps

Overview Map: Transfer of Lot: 84 Plan: CC389 from Lockyer Valley Regional Council to Ipswich City Council



Area Map of Lot: 84 Plan: CC389

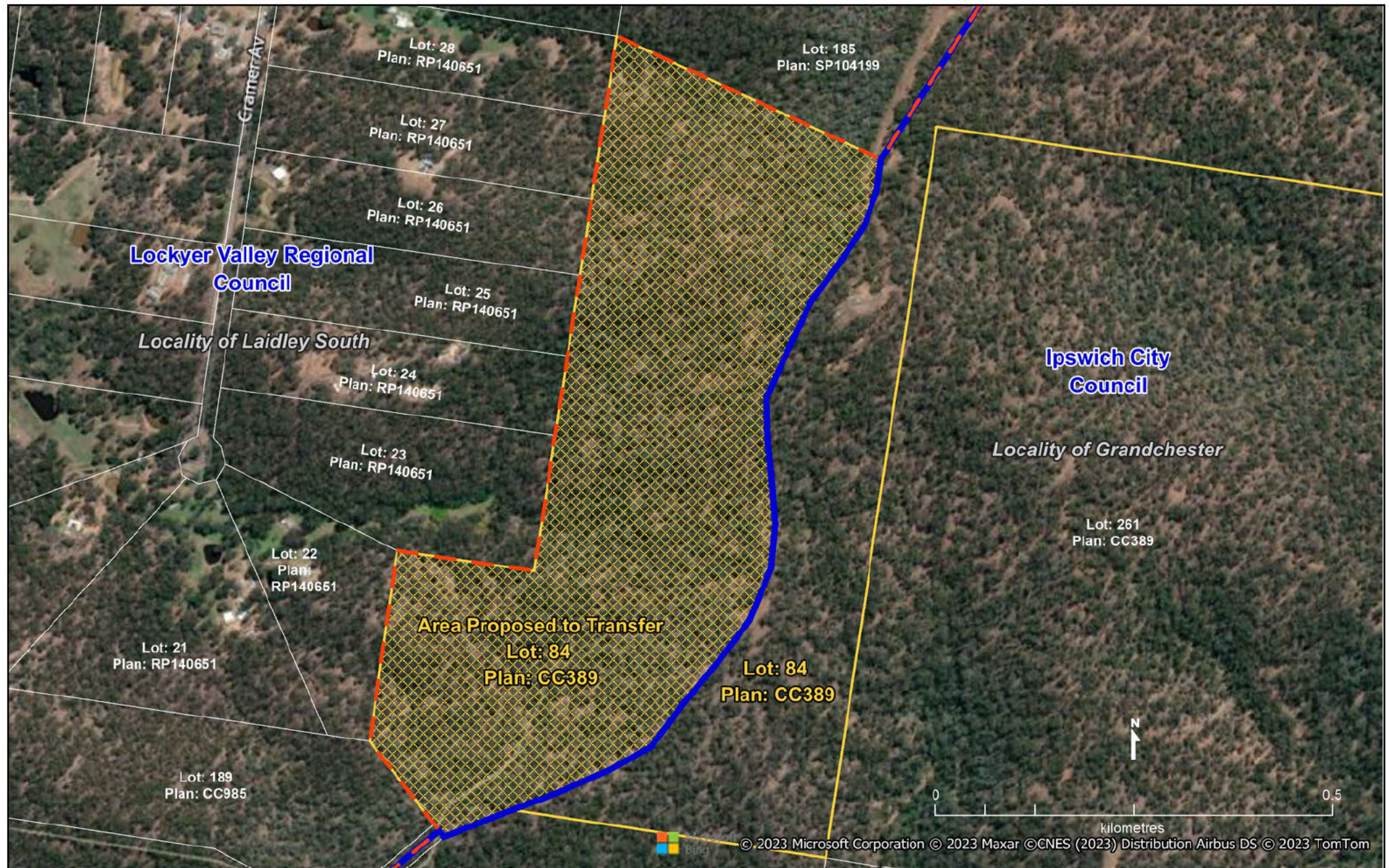
Proposed Transfer Lot: 84 Plan: CC389 from Lockyer Valley Regional Council to Ipswich City Council



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Detailed Map of Lot: 84 Plan: CC389

Proposed Transfer Lot: 84 Plan: CC389 from Lockyer Valley Regional Council to Ipswich City Council



Affected Area Lot: 84 Plan: CC389



Proposed LGA Boundary



Locality Boundary



Property Lot: 84 Plan: CC389

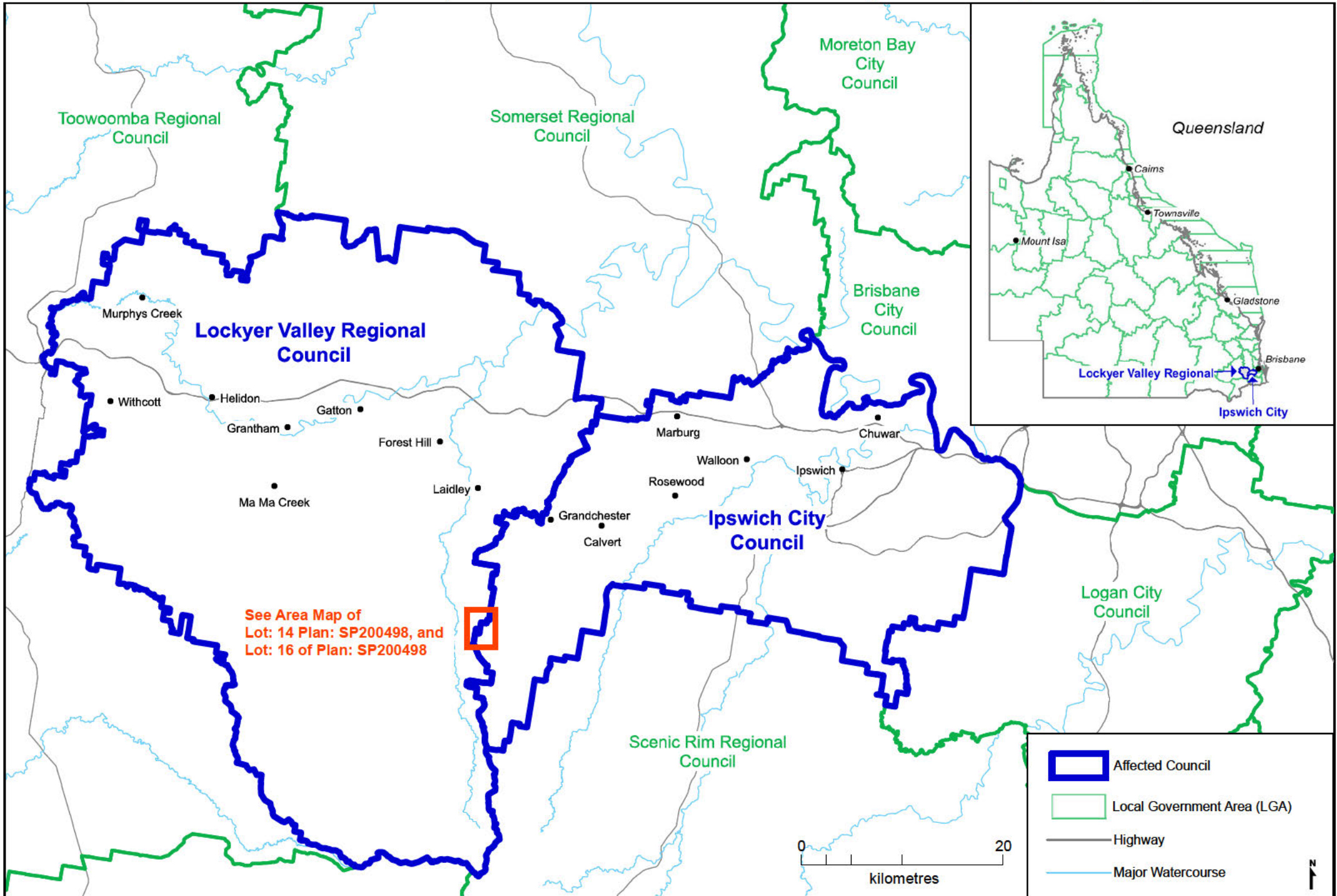


Current LGA Boundary

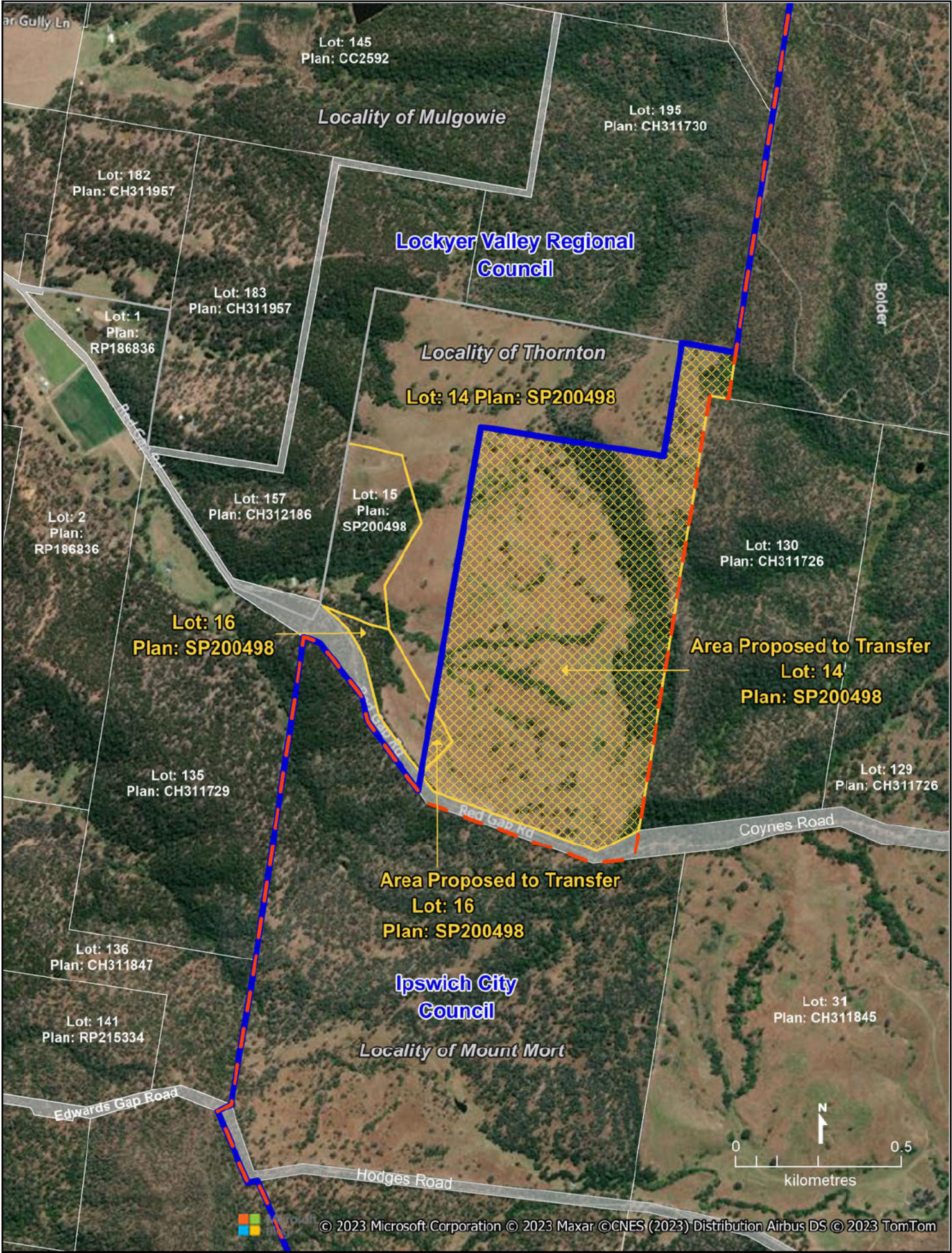


Property Boundary

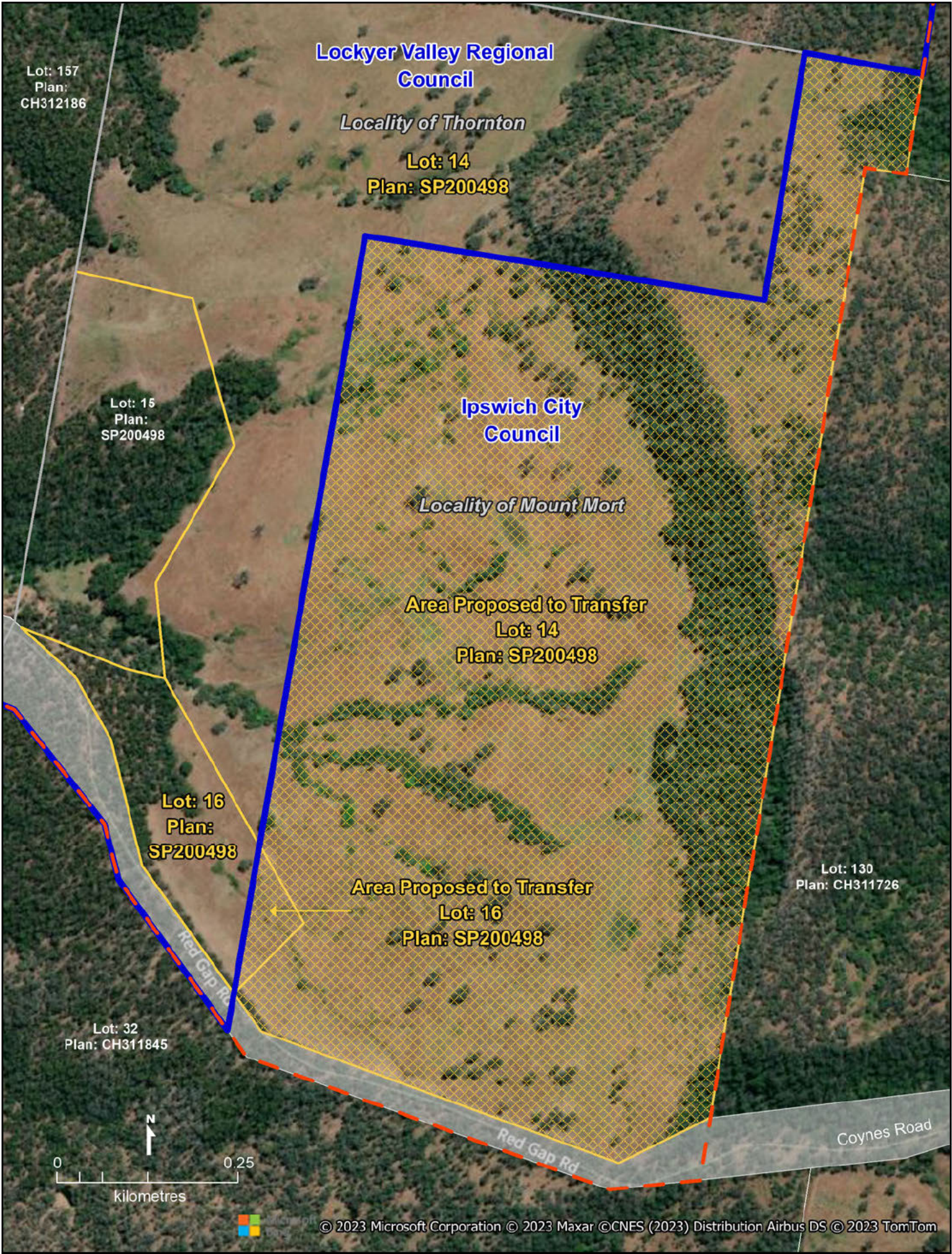
Overview Map: Transfer of Lot: 14 Plan: SP200498, and Lot: 16 of Plan: SP200498 from Ipswich City Council to Lockyer Valley Regional Council



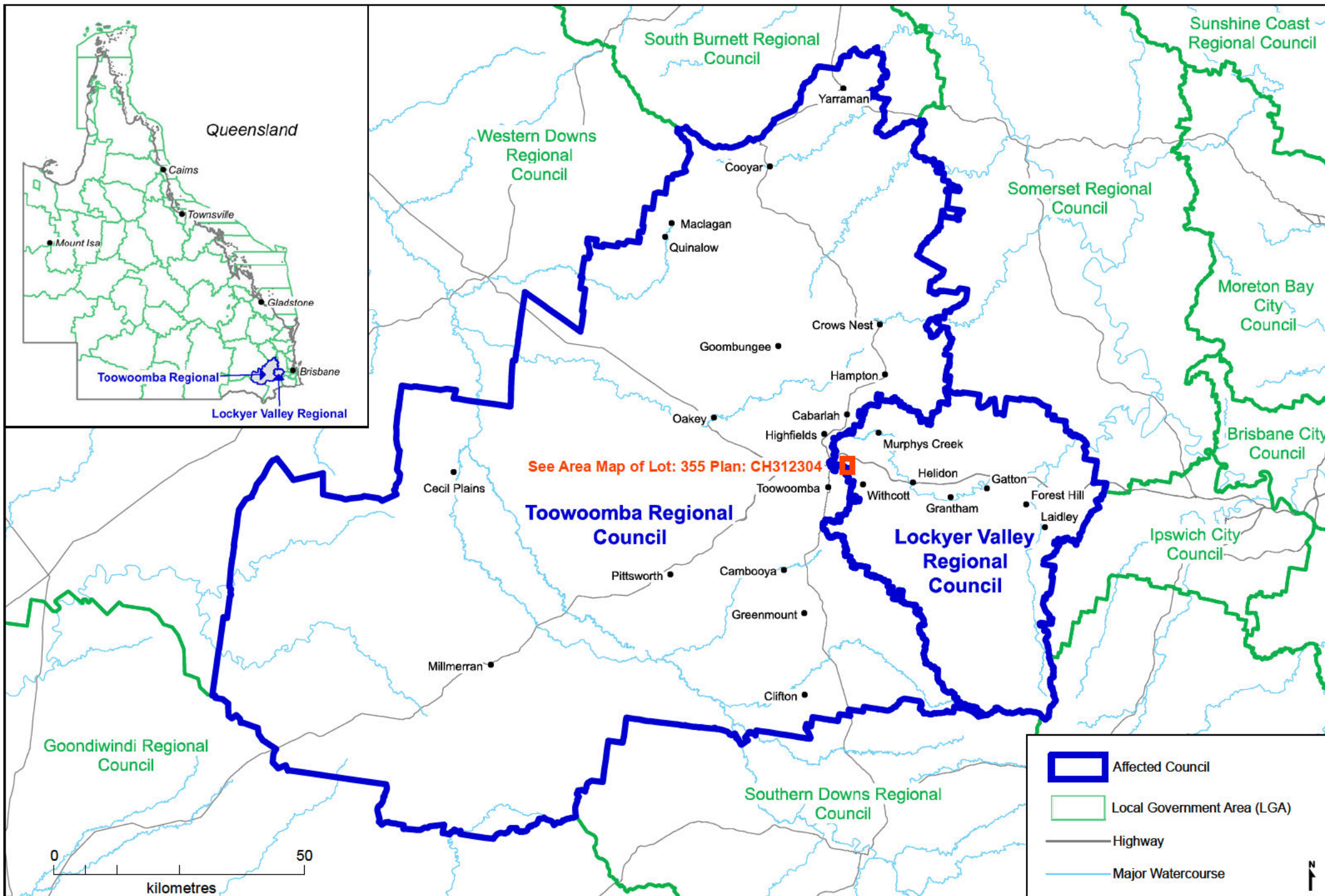
Area Map of Lot: 14 Plan: SP200498, and Lot: 16 of Plan: SP200498
Proposed Transfer Lots 14 and 16 of Plan: SP200498 from Ipswich City Council to Lockyer Valley Regional Council



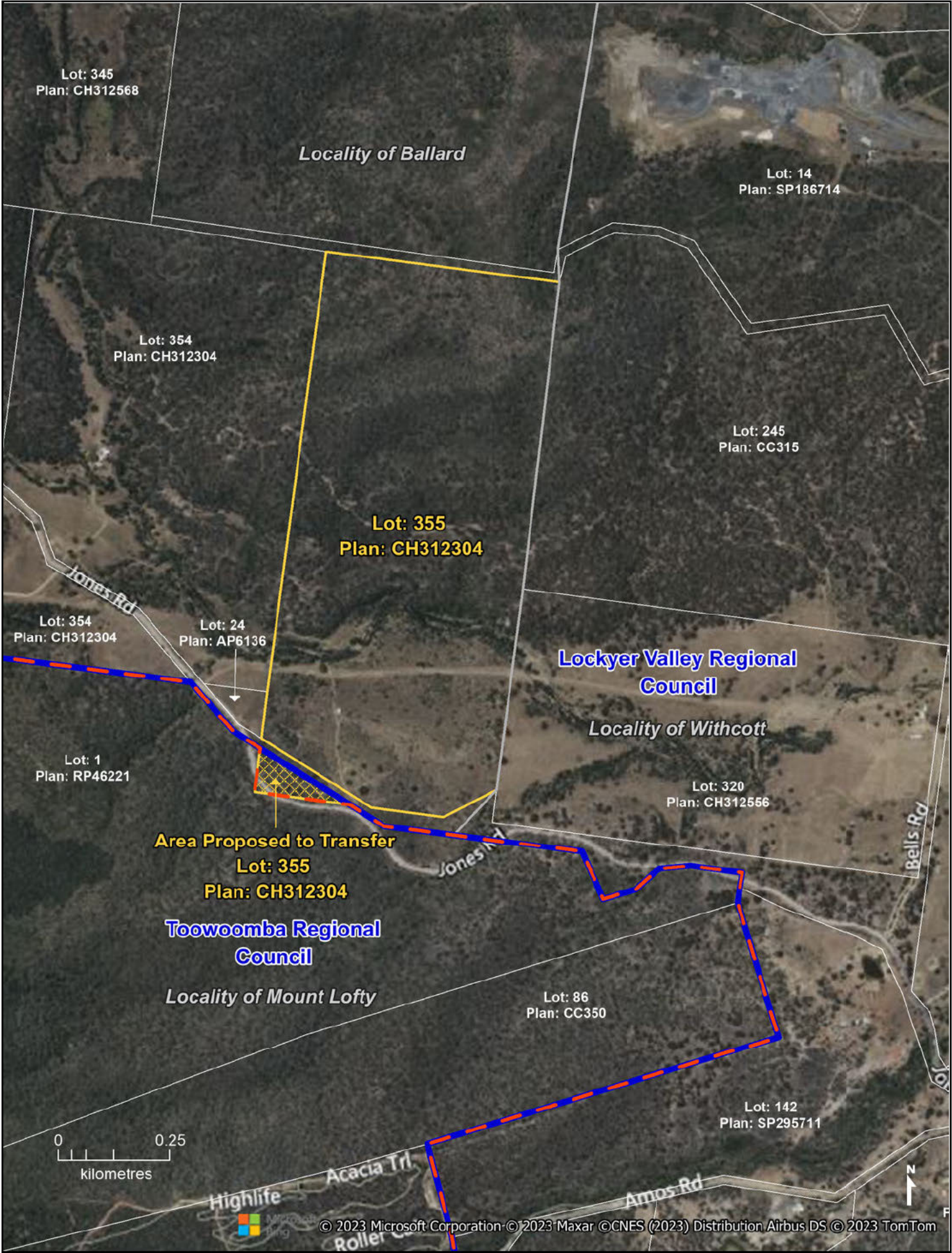
Detailed Map of Lot: 14 Plan: SP200498, and Lot: 16 of Plan: SP200498
Proposed Transfer, Lots 14 and 16 of Plan: SP200498 from Ipswich City Council to Lockyer Valley Regional Council



Overview Map: Transfer of Lot: 355 Plan: CH312304 from Toowoomba Regional Council to Lockyer Valley Regional Council



Area Map of Lot: 355 Plan: CH312304
Proposed Transfer, Lot: 355 Plan: CH312304 from Toowoomba Regional Council to Lockyer Valley Regional Council



- | | | |
|--|---|---|
|  Affected Area Lot 355 CP CH312304 |  Proposed LGA Boundary |  Locality Boundary |
|  Property Lot 355 CP CH312304 |  Current LGA Boundary |  Property Boundary |

Detailed Map of Lot: 355 Plan: CH312304
Proposed Transfer, Lot: 355 Plan: CH312304 from Toowoomba Regional Council to Lockyer Valley Regional Council



APPENDIX 3

Ipswich City Council ordinary
meeting extract

Ireland
Tully
Doyle
Fechner
Kunzelmann
Milligan
Jonic

The motion was put and carried.

This block motion adopts all items with the exception of Item 8 of the Governance and Transparency Committee No. 2022(01) of 10 February 2022 as listed below as resolutions of Council:

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 1**

That the minutes of the Governance and Transparency Committee No. 2021(11) held on 1 December 2021 be confirmed.

CONFIRMATION OF
MINUTES OF THE
GOVERNANCE AND
TRANSPARENCY
COMMITTEE NO.
2021(11) OF 1
DECEMBER 2021

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 2**

That the report be received and the contents noted.

QUARTER 2 -
OPERATIONAL PLAN
2021-2022
QUARTERLY
PERFORMANCE

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 3**

A. That the Policy titled, “Indigenous Australian Social Justice Accord Policy (current)” as detailed in Attachment 1 be repealed.

REVISED INDIGENOUS
ACCORD POLICY

B. That the Policy titled, “Indigenous Accord Policy (revised)” as detailed in Attachment 2 be adopted.

**GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 4**

A. That Council resolve to support an application by Lockyer Valley Regional Council to the Minister for State Development, Infrastructure, Local Government and Planning and to the Local Government Change

BOUNDARY
ANOMALIES
BETWEEN IPSWICH
CITY COUNCIL AND
LOCKYER VALLEY
REGIONAL COUNCIL

Commission to have included Lot 84 Unnamed Road, Grandchester (47 Beames Road, Laidley South) more particularly described as Lot 84 on Crown Plan CC389, in its entirety, in the Ipswich City Council boundary and excluded from the Lockyer Valley Regional Council boundary.

- B. That Council resolve to support an application by Lockyer Valley Regional Council to the Minister for Local Government and the Local Government Change Commission to have included 379-449 Coynes Road, Mount Mort and Lot 16 Coynes Road, Mount Mort more particularly described as Lots 14 & 16 on SP200498 respectively, in the Lockyer Valley Regional Council area.
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take any action in order to implement Council's decisions.

GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 5

NEW LEASE OVER
PART OF 125A CHUBB
STREET, ONE MILE TO
WEST MORETON
GREYHOUND
OWNERS & TRAINERS
ASSOCIATION INC.

- A. That pursuant to section 236(2) of the *Local Government Regulation 2012* (Regulation), Council resolve that the exception at section 236(1)(b)(ii) of the Regulation applies to the disposal of interest in land at 125A Chubb Street, One Mile, described as part of Lot 69 on SP169626 for greyhound training purposes, because West Moreton Greyhound Owners & Trainers Association Inc. (Lessee) is a community organisation.
- B. That Council enter into a lease (Council file reference 5514) with the Lessee:
 - (i) at a yearly rent of \$1.00 excluding GST, payable to Council if demanded, and
 - (ii) for a term of five (5) years, with a five (5) year option for extension.
- C. That pursuant to Section 257(1)(b) of the *Local Government Act 2009*, Council resolve to delegate to the Chief Executive Officer the power to take "*contractual action*" pursuant to section 238 of the Regulation, in order to implement Council's decision.

GOVERNANCE AND
TRANSPARENCY
COMMITTEE – ITEM 6

That pursuant to section 362 of the *Land Act 1994*, Council accept the State's offer to approve an easement over the Hayne Street Reserve ("Reserve") located at 7A Hayne Street, Woodend, described as Lot 10 on RP818248.

APPENDIX 4

Toowoomba Regional Council
ordinary meeting extract

Item No.	8.5
REPORT TITLE	Reception and Consideration of Committee Reports - Finance and Business Strategy Committee - 10 May 2023

- 3 2022/23 Operational Plan Quarter 3 Progress Report (July - March)
- 4 Consideration of the Draft Revenue Policy 2023/24
- 5 Controlled Entities - Quarterly Financial Reports as at 31 March 2023
- 6 Proposed Boundary Change - Toowoomba and Lockyer Valley Regional Councils
- 8 CONFIDENTIAL - Information Communication and Technology Governance, Risk and Compliance Update - April 2023

MOTION

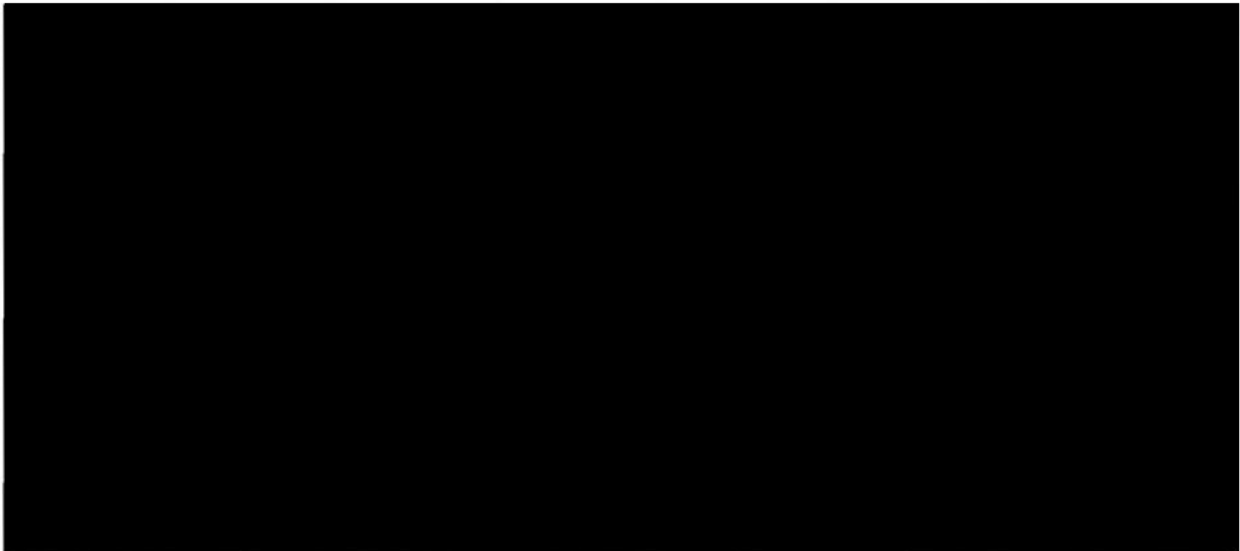
Moved by Councillor Kerry Shine, seconded by Councillor James O'Shea

That the Report of the Finance and Business Strategy Committee dated 10 May 2023 be received and the recommendations therein be adopted.

CARRIED


APPENDIX 5

Landholder correspondence



5 July 2023


Senior Property Officer
Lockyer Valley Regional Council
P O BOX 82
GATTON QLD 4343

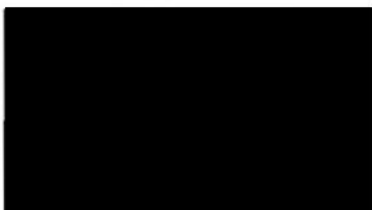
Good Morning 

I am writing in regards your recent emails regarding the Local Government Boundary Change you propose between the Lockyer Valley Regional Council and Ipswich City Council.

I wish to confirm that I am in agreeance for the LVRC to continue with the Local Government Bounday Change as you have proposed in your email dated 21 June 2022, so that my property sits wholly within the LVRC area.

Please keep me up to date in regards to this process and when this undertaking has been finalised.

Thanking you



From: [REDACTED]
To: [REDACTED]
Subject: FW: FW: Local Government Boundary Anomalies - [REDACTED] - Lot 84 on CP CC389
Date: Friday, 9 June 2023 3:03:08 PM
Attachments: [image001.png](#)
[image008.png](#)
[image002.png](#)
[image009.jpg](#)
[image011.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: [REDACTED]
Date: 07/10/2022 at 13:06:57
To: [REDACTED]
Subject: FW: Local Government Boundary Anomalies - [REDACTED] - Lot 84 on CP CC389

Hi [REDACTED] after our recent telephone conversation, I give permission for the Local Government Boundary change [REDACTED] -Lot 84 on CP CC389 to sit wholly

Within Ipswich City Council area. Thanks [REDACTED]

From: [REDACTED]
Sent: Friday, 7 October 2022 10:00 AM
To: [REDACTED]
Subject: FW: Local Government Boundary Anomalies - [REDACTED] - Lot 84 on CP CC389

Dear [REDACTED]

I refer to my below email and to my telephone conversation with [REDACTED] on 20 June 2022.

I was hoping you could please provide your response in writing if you are happy for Council to continue with the Local Government Boundary Change so that your property sits wholly within the Ipswich City Council area.

If you have any questions please do not hesitate to contact me.

Kind Regards



[REDACTED] | Property Officer
Governance & Property

P [REDACTED]
[REDACTED]



Lockyer Valley Regional Council | 26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC) www.lockyervalley.qld.gov.au

I acknowledge the Traditional Custodians of the region, the Yuggera - Ugarapul people and pay my respects to their Elders, past and present, and the Aboriginal and Torres Strait Islander Elders of other communities who may live here.

Lockyer Valley Regional Council is committed to cultivating inclusive environments for all staff, customers, residents and visitors.

From: [REDACTED]
Sent: Monday, 20 June 2022 4:21 PM
To: [REDACTED]
Subject: Local Government Boundary Anomalies - [REDACTED] - Lot 84 on CP CC389

Dear [REDACTED]

I refer to your property situated at [REDACTED] described as Lot 84 on CP CC389 and to my phone discussion today with [REDACTED]. I note part of this property sits within the Lockyer Valley Regional Council area and the other part in the Ipswich City Council Area.

The Department of Resources has suggested Council seek a determination for a local government change by requesting the Deputy Premier and Minister for State Development, Infrastructure, Local Government and Planning refer the matter to the Local Government Change Commissioner to assess the boundary change under the provisions of the *Local Government Act 2009*. Preliminary engagement has occurred with Ipswich City Council and the next step is to undertake consultation with you as the affected property owners.

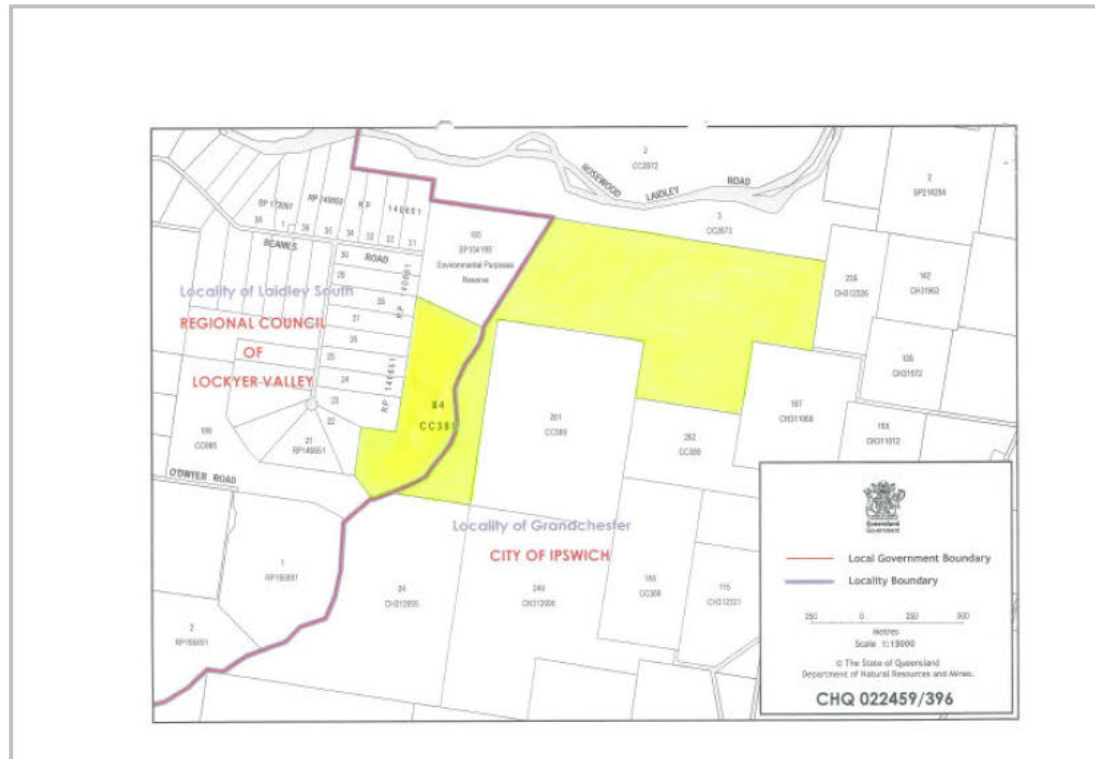
The proposal is set out below:

LOT 84 ON CP CC389 – City of Ipswich (Locality of Grandchester) and Lockyer Valley Regional Council (Locality of Laidley South)

This property is situated at [REDACTED] and consists of approximately 135.57 hectares, the majority of which is currently situated in the Ipswich City Council local government area.

Access is obtained by way of an access easement through Lot 3 on CP CC2673 which starts from Rosewood-Laidley Road within the Ipswich City Council local government area.

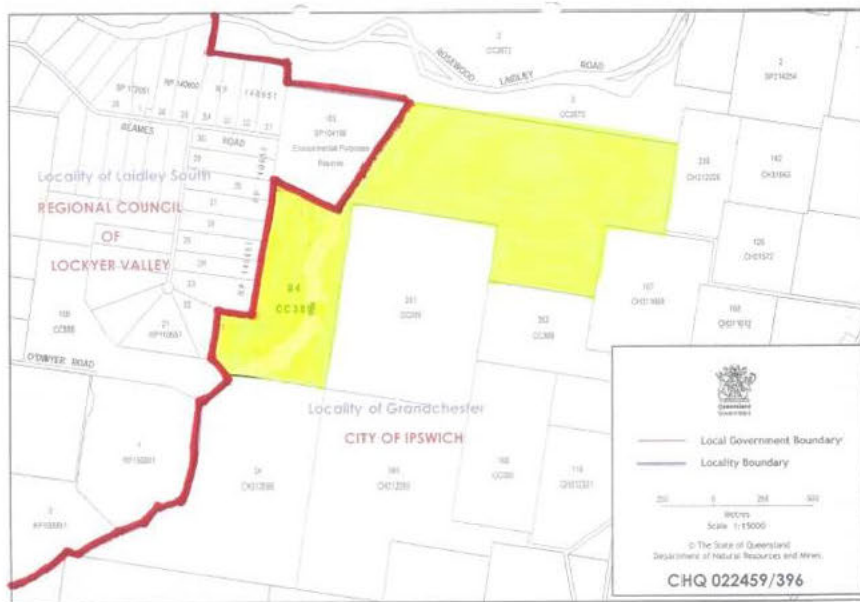
The current local government boundary and impact on Lot 84 is shown on the map below:



For the reasons below it's proposed that the local government boundary be adjusted so that the whole of Lot 84 sits wholly within the Ipswich City Council region:

- The majority of the property is currently located within the Ipswich City Council local government area;
- Current property access for the owners and emergency services is obtained from Rosewood Laidley Road within the Ipswich City Council local government area;
- Lot 84 is held in the same ownership as other adjoining parcels of land that are wholly situated within the Ipswich City Council local government area.

The new proposed local government boundary is shown below:



Please advise your thoughts on the above proposal and if you have any questions please do not hesitate to contact myself on [REDACTED] or by return email.

Kind Regards

[REDACTED] | Property Officer
Governance & Property



P [REDACTED]
E [REDACTED]



Lockyer Valley Regional Council | 26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC) www.lockyervalley.qld.gov.au

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From: [REDACTED]
To: [REDACTED]
Subject: FW: RE: Local Government Boundary Anomaly - [REDACTED] - Lot 355 on CP CH312304
Date: Thursday, 8 June 2023 2:13:57 PM
Attachments: [image001.png](#)
[3cef7599-4379-46d4-8c67-f7ceea733c5](#)
[569c24f1-8530-4102-b3b4-9c4dba626dfb](#)
[400531e8-b80c-45eb-8542-e2ae7754c85a](#)
[4a56cf9e-7a7f-4b4c-8679-4867f922358a](#)
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[image002.png](#)
[image009.png](#)
[image010.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: [REDACTED]
Date: 06/12/2022 at 15:01:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Local Government Boundary Anomaly - [REDACTED] - Lot 355 on CP CH312304

Hello [REDACTED]

I'm not sure if the below has been resolved. I spoke to [REDACTED] back in October and she was happy to proceed based on the Lockyer Valley Regional Council Recommendation that there property would solely be in the LVRC rather than partially in TRC.

Cheers



[REDACTED]
 Senior Client Manager
 Viden Group
 Wealth | Tax | Accounting



[viden.com.au](#)
 Level 1 | 195 Hume Street | TOOWOOMBA QLD 4350

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From: [REDACTED]
Sent: Thursday, 20 October 2022 7:00 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Local Government Boundary Anomaly - [REDACTED] - Lot 355 on CP CH312304

Hi [REDACTED]

Are you able to provide an update on this matter?

Kind Regards



[REDACTED] | **Property Officer**
Governance & Property

P [REDACTED]
[REDACTED]



Lockyer Valley Regional Council | 26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC) www.lockyervalley.qld.gov.au

I acknowledge the Traditional Custodians of the region, the Yuggera - Ugarapul people and pay my respects to their Elders, past and present, and the Aboriginal and Torres Strait Islander Elders of other communities who may live here

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From: [REDACTED]
Sent: Friday, 7 October 2022 11:09 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Local Government Boundary Anomaly - [REDACTED] - Lot 355 on CP CH312304

Hello [REDACTED]

[REDACTED] from our office passed on the below message and attachment relating to [REDACTED] Boundary matter.

Can you let us know if you require any information from us or would like to discuss further? Best number to contact us on is [REDACTED]

Cheers

[REDACTED]
Senior Client Manager

viden.com.au



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[Please click here to view our email disclaimer.](#)

From: [REDACTED]
Sent: Friday, 7 October 2022 9:19 AM
To: [REDACTED]
Subject: Local Government Boundary Anomaly - [REDACTED] - Lot 355 on CP CH312304

Hi

As discussed.

Thank you for your help.

Kind Regards



[REDACTED] | **Property Officer**
Governance & Property



Lockyer Valley Regional Council | 26 Railway Street (PO Box 82) Gatton Qld 4343
1300 00 5872 (LVRC) www.lockyervalley.qld.gov.au

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Lockyer Valley Regional Council is committed to cultivating inclusive environments for all staff, customers, residents and visitors

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 8 November 2023 10:56 AM
To: [REDACTED]
Subject: RE: Change Commission - local government boundary review - Lot 355 CP CH312304

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you, [REDACTED] for making contact today regarding the possible transfer of my Lot 355 CP CH321304 to be moved from the Toowoomba Regional council area to the Lockyer Valley Regional Council area.

I am in total agreement with this proposal and will be pleased to assist in any matters as required.

Yours Truly

From: [REDACTED]
Sent: Wednesday, 8 November 2023 9:26 AM
To: [REDACTED]
Cc: LG Boundaries <LGBoundaries@ecq.qld.gov.au>; [REDACTED]
Subject: Change Commission - local government boundary review - Lot 355 CP CH312304

Good morning [REDACTED]

Thank you so much for speaking with me on the phone this morning.

As mentioned, I am contacting you on behalf of the Local Government Change Commission, which is an independent body established under the *Local Government Act 2009* to assess proposed changes to local government areas in Queensland.

On 28 July 2023, the Deputy Premier and Minister responsible for Local Government referred an external boundary review of the Lockyer Valley Regional Council, Ipswich City Council and Toowoomba Regional Council. Specifically, there are four properties that are split between these councils, and it is proposed the boundaries be changed so these lots are each united within a single local government area.

How this review impacts you:

- Lot 355 on CP CH312304 is currently split between the Lockyer Valley Regional Council and Toowoomba Regional Council.
- The proposed change is for this lot to be wholly contained within the Lockyer Valley Regional Council.

In our phone conversation, you confirmed you are the **owner of Lot 355 on CP CH312304 and that you are supportive of the change proposed**. Could I please ask that you **confirm your views in writing** by replying to this email. If possible, **a reply today or tomorrow** would be preferable, as we are currently in the final stages of this review.

I have attached a map of the current boundary and the proposed change for your consideration.


If you have any questions, please don't hesitate to get in touch.

Kind regards,

[REDACTED]

[REDACTED]

Principal Policy Officer
Strategy & Governance

 1300 881 665

 LGBoundaries@ecq.qld.gov.au

 L20/1 Eagle Street, Brisbane, Queensland, 4000

ecq.qld.gov.au



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LOCAL GOVERNMENT CHANGE COMMISSION

W: www.ecq.qld.gov.au

E: LGBoundaries@ecq.qld.gov.au

T: 1300 881 665

P: Local Government Change Commission
GPO Box 1393
BRISBANE QLD 4001